

Appendix A
Fontana Foothills Commerce Center Initial
Study, Notice of Preparation, and Comment
Letters

FONTANA FOOTHILLS COMMERCE CENTER
DRAFT EIR

Initial Study

California Environmental Quality Act

INITIAL STUDY

Fontana Foothills Commerce Center Project

Master Case No. 19-109

General Plan Amendment No. 19-000007

Specific Plan Amendment No. 19-000011

General Plan Amendment No. 20-009

Zone Change No. 20-008

Zone Change No. 19-000005

Design Review No. 19-000036

Tentative Parcel Map 19-000018

Development Agreement No. 20-002

Lead Agency:



City of Fontana, Planning Division

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SECTION A. INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

This section of the Initial Study (IS) describes the intended uses of the IS, relevant documents incorporated by reference, and the process and procedures governing the preparation of the environmental document. Included in this section is a discussion of issues determined to be less than significant. This section also identifies topic areas of discussion that would have a potentially significant impact in the environment. The IS serves to screen out areas that do not require further analysis; however, it allows potentially significant impact areas to be identified and further analyzed in an Environmental Impact Report (EIR).

I. Format and Content of the IS

The IS is comprised of the following components:

- Section A, Introduction and Purpose of the Initial Study, identifies the purpose and scope of the IS.
- Section B, Project Description, describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project's construction and operational phases.
- Section C, Environmental Checklist Form, provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- Section D, Evaluation of Environmental Impacts, presents the environmental setting and impact analysis for each resource topic.
- Section E, References, identifies all printed references and individuals cited in this IS.
- Section F, List of Preparers, identifies all individuals involved in preparing this IS.

II. Purpose of the IS

This document is an IS prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of the act (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This IS is an informational document intended for use by the City of Fontana (City), its City Council and Planning Commission, responsible agencies, and members of the public in evaluating the physical environmental effects of the proposed project. This IS was compiled by the City with the assistance of Michael Baker International. The City is serving as the lead agency for the proposed project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. The term "lead agency" refers to the public agency that has the principal responsibility for carrying out or approving a project.



CEQA Objectives

CEQA (Public Resources Code Section 21000 et seq.) requires that before a public agency decides to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The principal objectives of CEQA are to (1) inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "the physical environmental conditions in the vicinity of the project as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commence, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant." (CEQA Guidelines §15125[a]).

The environmental setting for the proposed project is the approximate date that the project's notice of preparation is published. Accordingly, the environmental setting for the proposed project is defined as the physical environmental conditions on the development site and in the vicinity of the proposed project as they existed in 2019 when the planning process for this project began.

III. Planning Context

Governing Body

The City is the lead agency under CEQA for the proposed project. The City has reviewed the proposed project and, on the basis of the whole record before it, has determined that it may have a significant effect on the environment, and an EIR is required. This IS reflects the lead agency's independent judgement and analysis.

General Plan

The *City of Fontana General Plan Update 2015-2035 Update* (General Plan) was adopted by the City on November 13, 2018. The General Plan aligns with state planning priorities as stated in California Government Code Section 65041 and with the new General Plan Guidelines, though sometimes in slightly different language than used in the guidelines. The General Plan covers a



broad range of topics in 16 chapters. These chapters or “elements” include a summary of existing conditions and current trends, the planning process, and goals, policies and actions for many different topic areas that will affect the physical and economic development of the City over the next 20 years. Because the Housing Element is required by state law to be updated more frequently than the General Plan, it is published as a separate document and was most recently updated in 2014 and is scheduled to be updated in 2021.

IV. Initial Study Findings

Section C of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed project pursuant to CEQA requirements. The Environmental Checklist/Initial Study determined that implementation of the proposed project would result in no impacts or less than significant environmental effects under the issue areas of Agriculture/Forestry Resources, Mineral Resources, Population and Housing, Recreation, and Wildfire. Therefore, these subjects are not recommended for further evaluation in an EIR.

The Environmental Checklist indicated that the proposed project would potentially result in significant environmental effects under the issue areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. Therefore, these subjects are recommended for further evaluation in an EIR.

SECTION B. PROJECT DESCRIPTION

I. Project Location

The City is located in the southwestern portion of San Bernardino County, bounded by the San Bernardino National Forest to the north, the city of Rialto and the unincorporated San Bernardino County community of Bloomington to the east, unincorporated Riverside County to the south, and the cities Rancho Cucamonga and Ontario to the west. Refer to ***Exhibit 1, Regional Location***.

The proposed project consists of two sites, the development site and the upzone site. The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. Refer to ***Exhibit 2, Project Location***. This development site consists of 12 parcels, as outlined in ***Table 1, Development Site Parcel Number List***. The second component of the project site is the upzone site, which consists of 19 parcels located on approximately 13.65 acres in the southwest quadrant of Merrill Avenue and Catawba Avenue. Refer to ***Exhibit 5, Upzone Parcel Location***.



Table 1: Development Site Assessor Parcel Number List

Assessor's Parcel Number ¹	Address	Gross Acres
0255-101-14	11011 Juniper Avenue	4.80
0255-101-21	11055 Juniper Avenue	3.75
0255-101-20	11097 Juniper Avenue	1.00
0255-101-12	11145 Juniper Avenue	4.80
0255-101-11	11193 Juniper Avenue	4.78
0255-111-22	11219 Juniper Avenue	1.20
0255-111-21	11229 Juniper Avenue	0.98
0255-111-16	11259 Juniper Avenue	0.99
0255-111-17	16716 Jurupa Avenue	0.87
0255-111-18	16756 Jurupa Avenue	2.88
0255-111-19	16756 Jurupa Avenue	2.87
0255-111-25	16820 Jurupa Avenue	4.63

Note: 1. San Bernardino County Assessor, Property Information Management System (2020), <http://www.sbcounty.gov/assessor/pims>.

II. Land Use and Zoning

General Plan Land Use Designations – Development Site

The development site is located predominantly within the Residential – Planned Community (R-PC) land use designation of the General Plan, with a portion of the southeastern area of the site located within the Walkable Mixed-Use Downtown and Corridors (WMXU-1) land use designation of the General Plan.

The General Plan R-PC designation has a residential density of 3 to 6.4 dwelling units (du) per acre. This land use category is used for master-planned communities with specific plans and requires a minimum of 145 acres or minimum 10,000 square foot (SF) lots.

The General Plan WMXU-1 land use designation allows for medium- to high-density residential uses, retail and services, office, entertainment, education and civic uses, with a maximum 2.0 floor area ratio.

The development site is surrounded by R-PC land uses to the north, west, and south, and by the WMXU-1 land use designation to the east.

General Plan Land Use Designations – Upzone Site

The upzone site is located within the Residential – Single Family (R-SF) land use designation of the General Plan. The R-SF designation has a residential density of 2.1-5 du per acre and allows for detached single family housing. The upzone site is surrounded by R-SF land uses to the north west, and south. It is bordered by Medium Density Residential (R-M) land use designation to the



east, which accommodates single-family detached housing up to 7.6 du per acre and single-family attached or multi-family housing up to 12 du per acre.

Zoning – Development Site

The current zoning designation of the development site is Residential – Planned Community (R-PC) and Form Based Code (FBC). Areas to the north and west of the warehouse site are zoned R-PC, areas to the east are zoned FBC, and areas to the south are zoned Southridge Village Specific Plan.

Zoning – Upzone Site

The current zoning designation of the upzone site is Single-Family Residential (R-1). The upzone site is surrounded on all sides by parcels zoned R-1.

III. Project Summary

The project involves the development of a new logistics warehouse facility consisting of two warehouse and distribution buildings totaling 754,408 SF, as well as associated infrastructure and utility improvements, parking, and landscaping. Pursuant to Senate Bill 300 (SB 330) requirements, 13.65 acres of land would be “upzoned” to offset the development site’s lost dwelling unit potential. Refer to **Exhibit 3, Conceptual Site Plan**. In addition to the proposed construction and upzoning, the project would require the following:

- General Plan Amendment (GPA 19-000007) to amend the existing land use designation for all parcels within the development site from R-PC/WMXU-1 to General Industrial (I-G).
- Specific Plan Amendment (SPA 19-000011) to amend the Southwest Industrial Park (SWIP) Specific Plan Land Use Plan and expand the SWIP boundary to include the development site. The development site would be incorporated into the SWIP Specific Plan’s Slover East Industrial District.
- Zone Change (ZCA 19-000005) to amend the Zoning District Map to change the zoning designation for all parcels in the development site from R-PC and FBC - Transitional to Specific Plan (Southwest Industrial Park).
- Design Review (DPR 19-000036) to approve the specific development plan, including a physical site layout, architectural design, and landscaping plan for the development site to include two industrial warehouse buildings with a total of 754,408 SF, inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF with 57 dock doors and the area of Building 2 would be 321,839 SF with 45 dock doors.
- Tentative Parcel Map (TPM 19-000018) to consolidate all 12 parcels on the development site and re-subdivide the site into two legal parcels.



- Development Agreement pursuant to California Government Code §§ 65864-65869.5. The EIR will evaluate the reasonably foreseeable environmental impacts, if any, associated with implementation of the Development Agreement.
- Zone Change (ZCA 20-008) to amend the Zoning District Map to change the zoning of 13.65 acres of land at the upzone site from R-1 to R-2 to offset the potential loss of housing units resulting from the Zone Change from the R-PC to Specific Plan (Southwest Industrial Park), in compliance with the requirements of SB 330.
- General Plan Amendment (GPA 20-009) to amend the existing land use designation for all parcels within the upzone site from R-SF to R-M to accommodate additional density.

IV. Existing Conditions

The development site is currently developed with a mix of commercial and residential land uses and vacant land. Twelve residential structures (11 of which are occupied and one of which is unoccupied), out buildings, gravel parking areas, equestrian areas, corals, vacant fields, irrigated pastures, nurseries, cultivated lawns, and agricultural uses occur throughout the site. Extensive debris dumping is evident throughout the site. A site visit was conducted in March 2020. Photographs documenting the site conditions and surroundings were taken and are included as ***Exhibit 4, Site Photographs***. Area topography is generally flat. The specific existing conditions for each parcel associated with the project are summarized in ***Table 2, Development Site Existing Conditions***.

The development site is surrounded by commercial and public facilities to the north; single-family residential and vacant land to the east; single-family residential and a park/open space uses to the south; and single-family residential uses, a church, vacant land, and the proposed Goodman Logistics Center Fontana III to the west. The development site has existing residential, commercial, and vacant uses on-site.

The upzone site is currently developed with a mixture of single-family uses and vacant land. Currently, 15 residential dwellings (and associated ancillary structures), outdoor storage areas, and vacant uses are present on-site. Area topography is generally flat, and ornamental landscaping, scattered trees, and low-lying grasses are dispersed throughout.

The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west.

**Table 2: Development Site Existing Conditions**

Assessor's Parcel Number ¹	Address	Description
0255-101-14	11011 Juniper Avenue	Residence, several outbuildings, and a storage yard
0255-101-21	11055 Juniper Avenue	Residence (unoccupied), outbuildings, and a large yard
0255-101-20	11097 Juniper Avenue	Residence and outbuildings
0255-101-12	11145 Juniper Avenue	Residence and outbuildings, and a large undeveloped lot
0255-101-11	11193 Juniper Avenue	Residence, outbuildings, and a large undeveloped lot (partially landscaped)
0255-111-22	11219 Juniper Avenue	Residence and a large yard
0255-111-21	11229 Juniper Avenue	Residence and a storage yard
0255-111-16	11259 Juniper Avenue	Residence and paving company (Mendoza Paving), offices, covered maintenance and storage areas, and a yard used to park heavy equipment/trucks
0255-111-17	16716 Jurupa Avenue	Residence and vacant land
0255-111-18	16756 Jurupa Avenue	Residence and large vacant land
0255-111-19	16756 Jurupa Avenue	Residence and former horse stable structures (north portion used by adjoining nursery)
0255-111-25	16820 Jurupa Avenue	Residence and a commercial nursery (Delta Nursery), storage buildings, greenhouses, outbuildings, and open grounds

Source: EPD Solutions. January 2020.

V. Proposed Development Site Improvements

Industrial Warehouse Buildings

Two industrial warehouse buildings are proposed with a total of 754,408 SF, inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF with 57 dock doors and the area of Building 2 would be 321,839 SF with 45 dock doors. The maximum building height for either building would be 45 feet, 6 inches. Other associated facilities and improvements would include a guard booth, landscaping, security gates, lighting, perimeter fencing/walls, and drainage facilities.

Site Access

Four driveways will access the development site. Two driveways are proposed on Juniper Avenue and two driveways are proposed on Jurupa Avenue. Primary truck access would be available on Juniper Avenue, with a secondary access on Jurupa Avenue. The driveways on Jurupa Avenue would be restricted to right in/right out access only. Access to the loading areas would be restricted through either automatic or manually operated gates.



Parking

The total number of proposed parking spaces for the overall development site is 337 passenger vehicle parking spaces and 152 trailer parking spaces. Building 1 would have 178 standard spaces and 87 trailer spaces and Building 2 would have 159 standard spaces and 65 trailer spaces.

Utilities

Existing utility connections are available on or adjacent to the development site. The utility purveyors are as follows:

- Electricity – Southern California Edison (SCE)
- Water – Fontana Water Company (FWC)
- Sewer – City of Fontana/Inland Empire Utility Agency (IEUA)
- Storm Drain – City of Fontana
- Cable – Charter Communications
- Telephone – AT&T
- Natural Gas – Southern California Gas Company (SoCalGas)

Two underground infiltration systems (one for each building) are proposed for water quality and storm drainage. New on-site water and sewer lines would connect to existing water and sewer lines in Jurupa Avenue and Juniper Avenue.

Operations

Tenants for the proposed project have not been identified and the two industrial warehouse buildings are considered speculative. Operations are assumed to involve passenger vehicle and truck traffic to and from the development site, with hours of operation estimated to be 24 hours a day, 7 days a week. There would be no refrigerated uses associated with the operation of the logistics facility upon completion.

VI. Upzone Site

California SB 330, the Housing Crisis Act, was signed by Governor Newsom on October 9, 2019, and became effective on January 1, 2020. This bill places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to local approval processes and the Permit Streamlining Act until January 1, 2025.

SB 330 prohibits a city from changing the land use designation or zoning of a parcel or parcels to a less intensive housing use or reducing the housing intensity of the land use within an existing zoning district below what was allowed under the General Plan land use designation and zoning



ordinance of the City as of January 1, 2018¹, unless the City concurrently changes the land use designation or zoning of another parcel or parcels. This is to ensure that there is no net loss in residential capacity within a municipality.

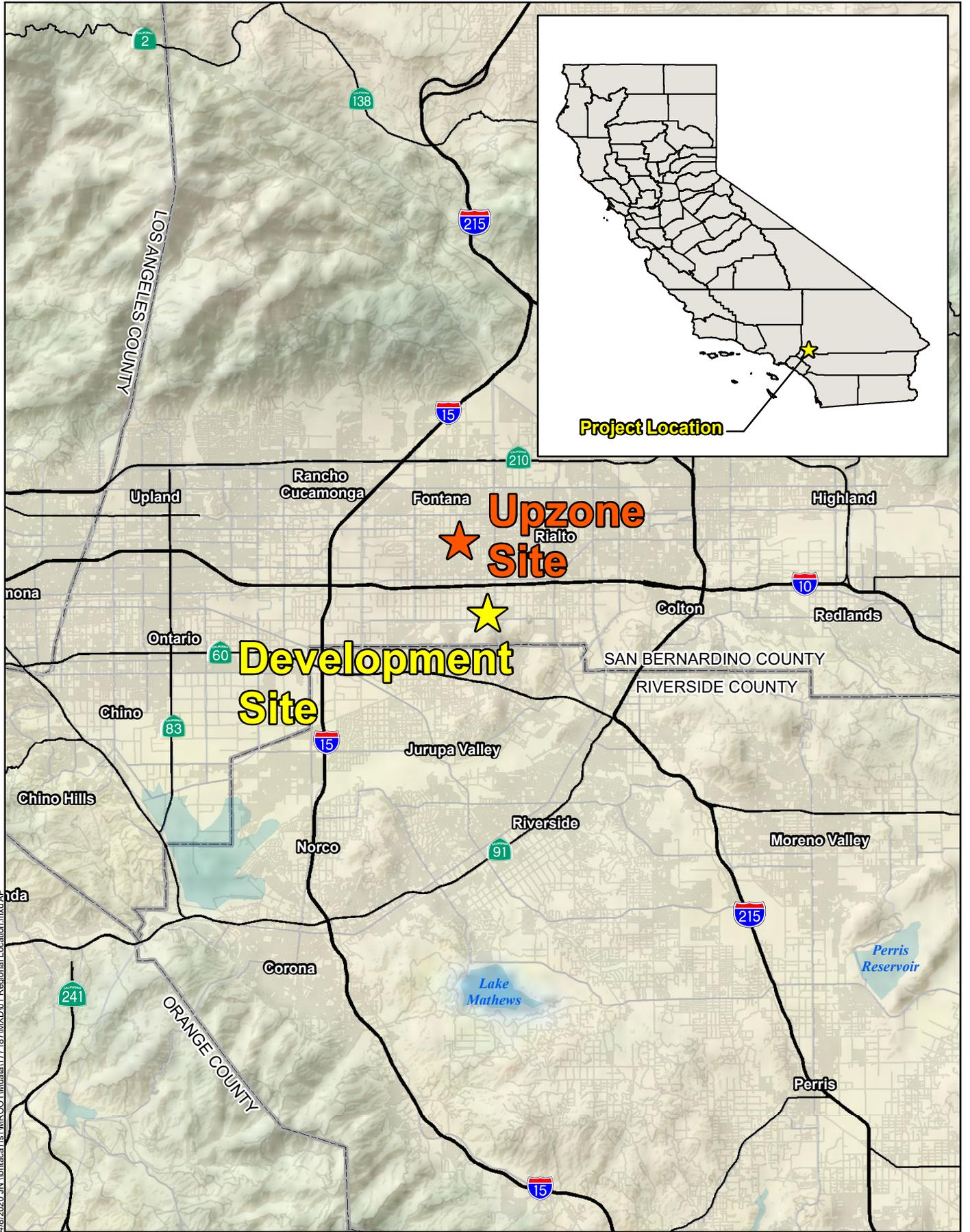
With its zone change from R-PC to the SWIP specific plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 du per acre, to Medium Density Residential (R-2), which accommodates a density of up to 12 du per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The project would also require a General Plan Amendment to amend the existing land use designation for all parcels within the upzone site from R-SF to R-M. The upzone site is shown in *Exhibit 5, Upzone Parcel Location*.

The upzone site, along with the development site, is included in the overall project and is discussed in the pertinent environmental impact discussions in Section D., Evaluation of Environmental Impacts, below. However, because the project would not involve any physical construction or improvements to the upzone site, the Fontana Foothills Commerce Center EIR will evaluate potential upzone site's environmental impacts at a programmatic level only. A project-specific environmental analysis for the upzone site would be conducted at such time that a future development is proposed for the upzone site.

VII. Project Construction and Phasing

It is anticipated that the project components at the development site would be constructed in one phase over a duration of approximately 12 months, anticipated to begin at the end of year 2022. Project grading is anticipated to be balanced, and as such will require no import or export of material. The development site is currently occupied by existing structures and asphalt/concrete; the total demolished material includes approximately 16,136 SF of building area. No development is proposed for the upzone site at the time of this writing.

¹ It should be noted that parcel 0255-111-25 was zoned General Commercial (C-2) as of January 1, 2018 and was subsequently re-zoned to Form Based Code (FBC). As such, the re-zoning of this parcel proposed by this project is not required to be offset pursuant to SB 330.



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FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

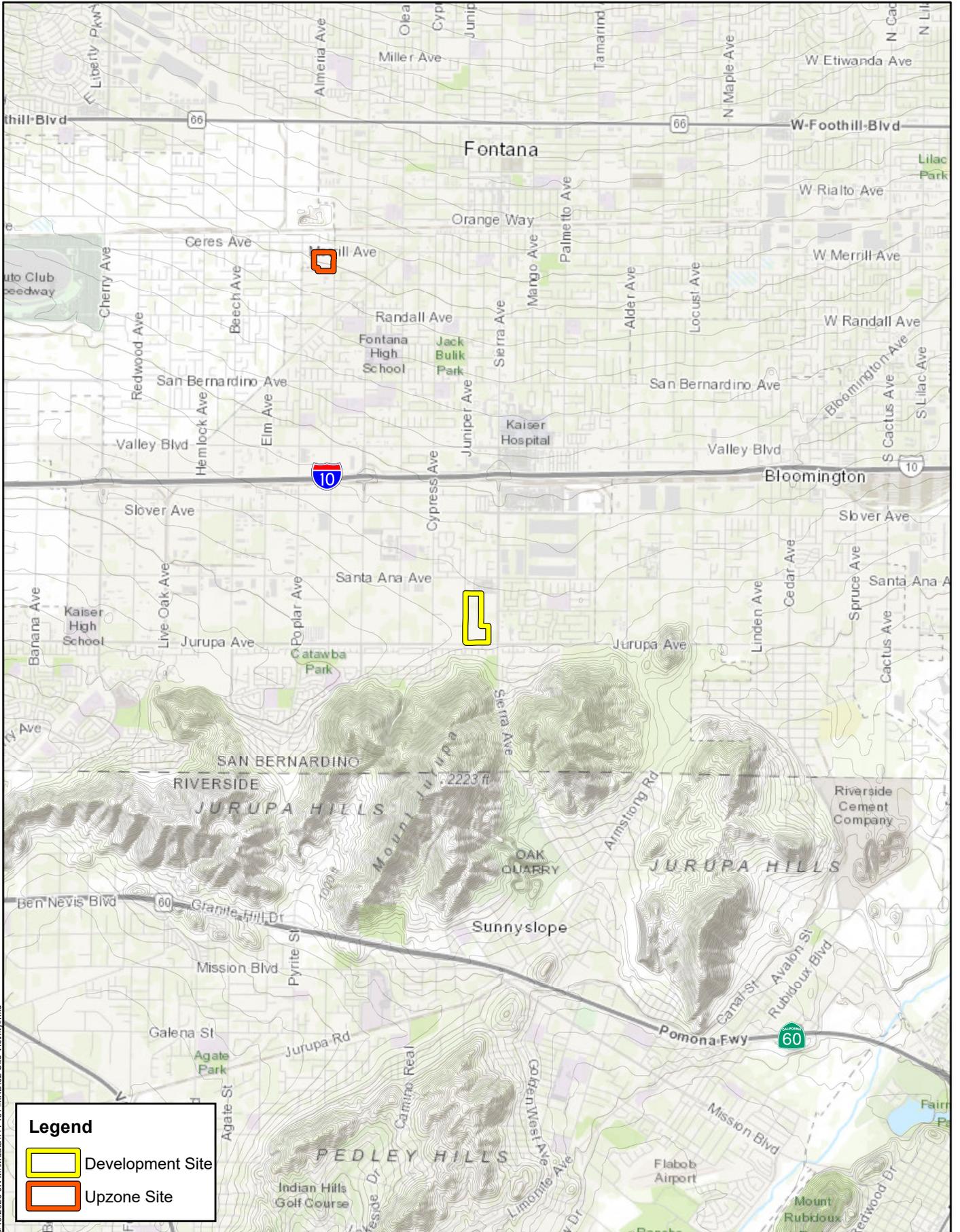


Source: ESRI Relief Map, National Highway Planning Network

Regional Location



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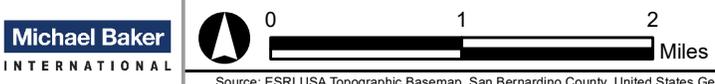


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Legend

- Development Site
- Upzone Site

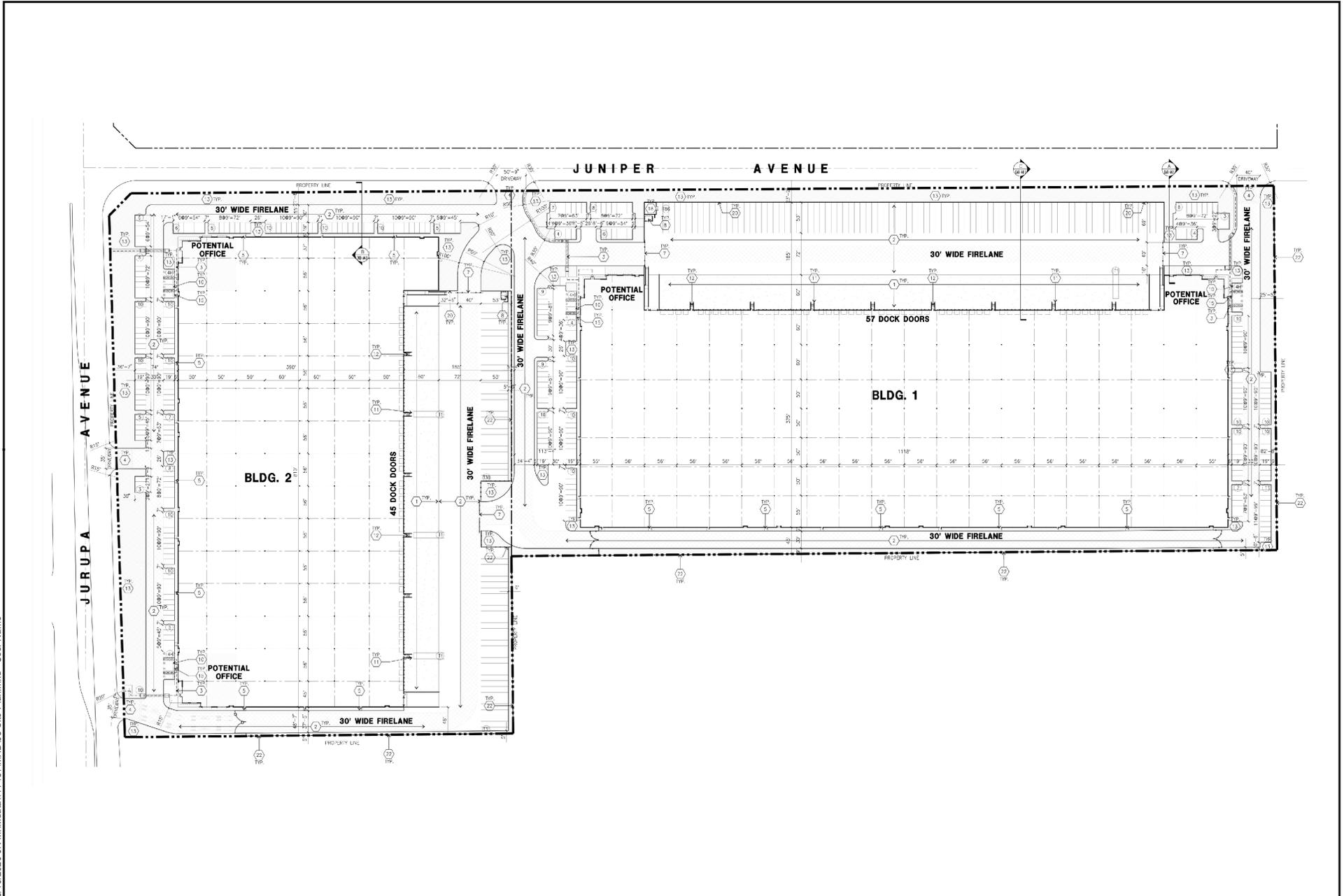
FONTANA FOOTHILLS COMMERCE CENTER
 INITIAL STUDY
Project Location



Source: ESRI USA Topographic Basemap, San Bernardino County, United States Geological Survey



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FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY
Site Plan



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View of the southwest corner of the development site, looking south



View of the southeast corner of the development site, looking west



View of a private residential property on the development site, looking southeast



View of a vacant lot with previous disturbance on the development site, looking southwest

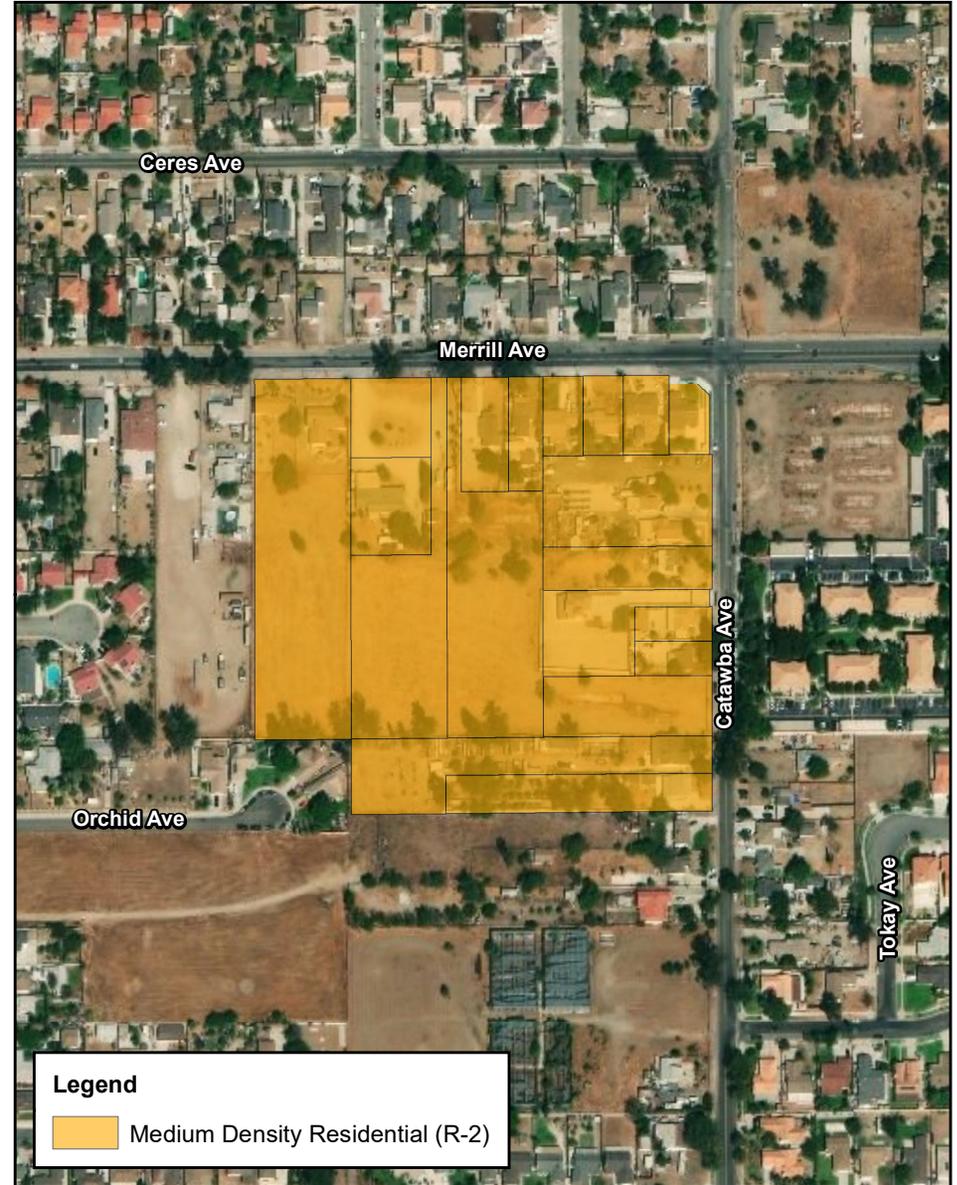


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Existing Zoning

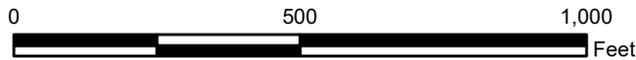


Proposed Zoning



FONTANA FOOTHILLS COMMERCE CENTER
INITIAL STUDY

Upzone Site Map





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SECTION C. ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Fontana Foothills Commerce Center Project
2. Lead Agency Name and Address: City of Fontana, 8353 Avenue, Fontana, CA 92335
3. Contact Person and Phone Number: DiTanyon Johnson, Senior Planner
909-350-6678 djohnson@fontana.org
4. Project Location:

The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue.

The upzone site is located on approximately 13.65 acres located in the southwest quadrant of Merrill Avenue and Catawba Avenue.
5. Project Sponsor’s Name and Address: Real Estate Development Associates
4450 MacArthur Boulevard, Suite 100
Newport Beach, CA 92660
949-945-6809
6. General Plan Designation:

The development site is designated Residential - Planned Community (R-PC) and Walkable Mixed Use Downtown and Corridors (WMXU-1).

The upzone site is designated Single-Family Residential (R-SF).
7. Zoning:

The development site is zoned Residential - Planned Community (R-PC) and Form Based Code (FBC).

The upzone site is zoned Single-Family Residential (R-1).
8. Description of Project:

The project involves the development of two warehouse and distribution buildings totaling 754,408 SF, as well as associated infrastructure and utility improvements, parking, and landscaping. The project would also rezone parcels located three miles northwest of the development site from R-1 to R-2 in compliance with SB 330. The project would not involve any physical construction or improvements to the upzone site.



9. Surrounding Land Uses and Setting:

The development site is surrounded by commercial and public facilities to the north; single-family residential uses and vacant land to the east; single-family residential uses and a park/open space to the south; and single-family residential uses, a church, vacant land, and the future Goodman Logistics Center to the west. The development site has existing residential, commercial, and vacant uses on-site.

The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single-family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west. The upzone site is currently a mixture of single-family uses and vacant land.

10. Other Public Agencies Whose Approval is Required:

- Santa Ana Regional Water Quality Control Board
- Fontana Fire Protection District Plan Check
- Fontana Water Company

11. Have California Native American tribes traditionally and culturally affiliated with the project are requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?²

The City has begun AB 52 and SB 18 Tribal consultations. Full information regarding these consultations will be included in an EIR.

² NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.



I. Evaluation Format

II. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant Impact with Measures Incorporated.** The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development’s physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.



III. Environmental Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date



SECTION D. EVALUATION OF ENVIRONMENTAL IMPACTS

I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS:				
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. The predominant view from the development site includes the Jurupa Hills to the south, and distant views of the San Gabriel Mountains to the north may also be present under clear atmospheric conditions.

Although the General Plan does not identify specific scenic view corridors within the City, the development site is in an urbanized area approximately 9 miles south of the San Gabriel Mountains and 0.25 miles north of the Jurupa Hills. As such, motorists traveling south along Juniper Avenue have views of the Jurupa Hills, although the viewshed is partially obstructed by trees at off-site locations. Motorists traveling north along Juniper Avenue have extremely limited views of the San Gabriel Mountains, as the viewshed is obstructed by off-site trees, buildings, and atmospheric conditions. Motorists traveling east or west along Jurupa Avenue have no view of the San Gabriel Mountains to the north due to on- and off-site trees.



A scenic vista is defined as a publicly accessible, prominent vantage point that provides expansive views of highly valued landscapes or prominent visual elements composed of man-made or natural features. Juniper Avenue, with its views of the Jurupa Hills and at times, the San Gabriel Mountains, could be considered a public vantage point that provides a view of a highly valued landscape. However, the views of the San Gabriel Mountains are distant, extensively obstructed, and not expansive. The views of the Jurupa Hills are less obstructed, but the proposed project would not significantly obstruct the view of the Jurupa Hills from Jurupa Avenue. The proposed industrial warehouse buildings would have a maximum height of 45 feet, 6 inches. As such, it is not expected that the new buildings would block views of or from the identified scenic resources. Impacts from the development site would be less than significant.

Additionally, there are no physical changes proposed for the upzone site. While the change in zoning of the upzone site would allow for an intensification of uses at that location, there would be no change to the maximum height limit of 35 feet, as both the R-1 and R-2 zones have the same height limit. Additionally, the upzone site is surrounded by zones that also have a height limit of 35 feet. As the upzone site is located in a generally flat area, with no scenic vistas in the vicinity, impacts at the upzone site would be less than significant.

b) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System,³ the nearest designated state scenic highway is a 16-mile portion of State Route 38 from South Fork Campground to State Lane. This portion of scenic highway is approximately 38 miles east-northeast of the development site, and 39 miles east-northeast of the upzone site. Based on this distance, the intervening natural topography, and constructed structures, the development site is not located within the viewshed of this officially designated state scenic highway. Additionally, there are no officially designated or eligible scenic highways within or adjacent to the City.⁴ Therefore, no impact would occur.

c) Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. Both the warehouse and upzone sites are located in an urbanized area. The project proposes the development of two industrial warehouse buildings in an area previously contemplated for residential uses. Similarly, future development associated with the upzone site would involve greater impacts to visual character and quality of the area, as it would

³ California Department of Transportation, California Scenic Highway Mapping System, accessed February 14, 2020, https://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

⁴ City of Fontana, General Plan Update 2015-2035 Draft Environmental Impact Report (2018).



facilitate more intensive development on the site compared to existing conditions or existing zoning. The project proposes General Plan Amendments, Zone Changes, among other discretionary approvals. As such, additional analysis of the project's visual character and quality impacts in comparison to that contemplated by the existing General Plan designations and zoning for the sites is required to determine the project's potential significance.

d) *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Potentially Significant Impact. The development site and upzone site are located in an urbanized area of Fontana that has various sources of light and glare. Sources include streetlights and vehicular lights along surrounding roadways as well as building lighting from on-site and neighboring developed uses.

The types of land uses that are typically sensitive to excess light and glare include residential uses, hospitals, senior housing, and other types of uses where excessive light may disrupt sleep. Existing light sensitive uses in the project vicinity include the residential uses which surround the development site and upzone site. The proposed warehouse would generate new light sources associated with nighttime illumination for the proposed buildings, parking areas, and internal roadways. Similarly, future development associated with the upzone site would involve greater impacts to light and glare than currently allowed, as it would facilitate more intensive development on the site compared to existing conditions or existing zoning. Nighttime illumination would also be used to enhance security and safety. Vehicular traffic generated by the project would also contribute to light and glare in the project area. These new light and glare sources would be partially visible to light sensitive uses in the project vicinity. As such, the EIR will evaluate the project's potential impacts related to light and glare.



II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>AGRICULTURE AND FORESTRY RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***



No Impact. According to Chapter 30, Zoning and Development Code, of the Fontana Municipal Code, animal grazing, breeding, raising, or training is permitted on property zoned for Open Space (OS-N or OS-R0) or Public Facilities (P-PF) with certain restrictions and requirements. The project development site is zoned for Residential Planned Community (R-PC) and Form Based Code (FBC). The upzone site is zoned for Single-Family Residential (R-1). The nearest location that is both zoned appropriately and has the potential for agriculture is over a mile to the north of the development site, and a mile east of the upzone site, as all of the nearby areas zoned P-PF are developed and unable to be used for agricultural purposes with their current uses. Furthermore, the City restricts agricultural uses on R-PC zoned land and agricultural uses are prohibited on C-2 zoned land.

The California Department of Conservation’s Important Farmland Finder shows that the project development site is not considered to be agricultural land, as it is determined as either developed urban land or given an “Other” classification indicating non-agricultural use. The development site is located 0.3 miles north of land classified as grazing land; 1.9 miles from Prime Farmland; and 1.9 miles from Farmland of Statewide Importance.⁵ The upzone site is located 0.1 miles south of “Other” land, 4 miles east of “Unique Farmland,” and 2 miles north of “Grazing Land.” These lands and their associated uses would not be affected by the project. In addition, the land use of the upzone site would remain residential and does not feature agricultural uses. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and no impact would occur.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The project’s development site is located on land that is zoned as Residential Planned Community (R-PC) and Form Based Code (FBC). As mentioned previously, these zoning designations do not allow for agricultural use. Furthermore, neither the development site, nor any portion of the City, including the upzone site, is under a Williamson Act contract.⁶ Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. The development site is a mixture of developed and vacant land. The upzone site is currently zoned for and is utilized by residential uses. Neither the development site or the upzone site contains any forestland or timberland, nor zoned for timberland production. Therefore, the

⁵ California Department of Conservation, California Important Farmland Finder, accessed February 14, 2020, <https://maps.conservation.ca.gov/DLRP/CIFF>.

⁶ California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, accessed February 14, 2020, ftp://ftp.consrv.ca.gov/pub/dlrp/wa/SanBernardino_so_15_16_WA.pdf.



project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to response **II.c)** above. The development and upzone sites do not contain any forestland. Therefore, the project would not result in the loss of forestland or the conversion of forestland to non-forest use and no impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The development site is located within an area of the City zoned for residential and commercial uses. The upzone site is located within an area of the City zoned for residential uses. There is no farmland or forestland on or adjacent to the development site or upzone site that could be converted to non-agricultural or non-forest land uses as a result of the proposed project. Therefore, the project would have no impact.

III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?



Potentially Significant Impact. The 1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook sets forth quantitative emission significance thresholds. If a project falls under the specified significance thresholds, the project would not have a significant impact on ambient air quality. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds in both the short term and the long term; thus, it may potentially conflict with a regional air quality plan. Therefore, impacts are potentially significant. This topic will be further evaluated in an EIR.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Development of the project would have the potential to result in both short- and long-term air pollution and a cumulatively considerable net increase of criteria pollutants. Short-term impacts would be generally related to construction activities and would include fugitive dust and construction equipment emissions. Construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. Project operation would result in employee vehicle trips and truck trips that would generate mobile source emissions. On-site equipment and energy use would also result in air pollutant emissions through required electrical demands. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds and result in significant air quality impacts. This topic will further be evaluated in an EIR.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors near the development site include residences and two schools, Sycamore Hills Elementary School and Citrus High School, which are located less than 1 mile from the development site. Construction activities associated with the proposed project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the project would result in daily vehicular trips that would generate local emissions which could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated in an EIR.

d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Potentially Significant Impact. The construction and operation of the proposed project have the potential to result in odor impacts. Construction-related short-term odor impacts may include exhaust fumes as well as other emissions from construction vehicles. Once the project is operational, mobile sources of odors may occur, including truck traffic serving the development site operations. The project's potential to create objectionable odors will be further evaluated in an EIR.



IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES:				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***



Potentially Significant Impact. Based on preliminary analysis, it is unknown whether the project would adversely affect federally protected wetlands or conflict with local policies/ordinances protecting biological resources or the provisions of an adopted conservation plan. A site-specific habitat assessment will be conducted to determine the suitability of the development site to support significant biological resources and to determine whether the project could adversely affect sensitive biological resources. Therefore, impacts associated with biological resources are forecast to be potentially significant. These topics will be further evaluated in an EIR.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

Potentially Significant Impact. Refer to response IV.a) above. Impacts to riparian habitats or other sensitive natural communities will be further evaluated in an EIR.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Potentially Significant Impact. Refer to response IV.a) above. Impacts to wetlands will be further evaluated in an EIR.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Impact. Refer to response IV.a) above. Impacts to the movement of native resident or migratory fish or wildlife species and migratory wildlife corridors will be further evaluated in an EIR.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Potentially Significant Impact. Municipal Code Chapter 28, Article III establishes regulations for the protection and preservation of heritage trees, significant trees, and specimen trees within Fontana on both public and private property. Heritage trees are defined as trees which are (1) of historical value because of its association with a place, building, natural feature or event of local, regional or national historical significance as identified by City Council resolution; (2) are representative of a significant period of the City's growth or development (windrow tree, European Olive tree); (3) are protected or endangered species as specified by federal or State statute; or (4) are deemed historically or culturally significant by the City manager or his or her designee because of size, condition, location or aesthetic qualities. Significant trees are any of the following species: Southern California black walnut, Coast live oak (*Quercus agrifolia*), Deodora cedar (*Cedrus deodora*), California sycamore (*Plantanus racemosa*), and London plane (*Plantanus acerifolia*). Specimen trees are defined as mature trees (which are not heritage or



significant trees) that are excellent examples of its species in structure and aesthetics and warrants preservation, relocation or replacement.

As discussed in Section IV, Existing Conditions, the development site and upzone site include scattered trees and ornamental landscaping. These trees will be evaluated for significance under Municipal Code Chapter 28, Article III as part of the site-specific habitat assessment; refer to response IV.a) above. As such, impacts to local policies or ordinances protecting biological resources will be further evaluated in an EIR.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. No approved local, regional, or state habitat conversation plans apply to the development site or upzone site.⁷ Thus, development of the proposed project would not conflict with any approved habitat conservation plan or natural community conservation plan.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact. Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damage to or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource. However, the potential for cultural resources on the

⁷ California Department of Fish and Wildlife, California Natural Community Conservation Plans Map, April 2019.



development site and upzone site is unknown and a potentially significant impact may occur. This issue will be further evaluated in an EIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. Refer to response **V.a)** above. Implementation of the proposed project could result in a substantial adverse change to archaeological resources. The potential for archeological resources on the development site and upzone site is unknown; thus, a potentially significant impact is anticipated until a cultural resources study is prepared. A site-specific cultural resources assessment evaluating potential cultural resources on the development site will be conducted and this issue will be further evaluated in an EIR.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. Due to the level of past disturbance on-site at the development site and upzone site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with the aforementioned regulations, impacts related to the disturbance of human remains would be less than significant.



VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY:				
<i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Potentially Significant Impact. Energy consumption associated with the project could result in potential direct and indirect environmental impacts. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emissions of pollutants during both construction and operations. The EIR will analyze the project’s energy consumption impacts related to electricity, natural gas, and transportation fuel for vehicle trips associated with the new development as well as the fuel necessary for project construction.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

Potentially Significant Impact. State and local plans for renewable energy and energy efficiency include the California Public Utilities Commission’s Energy Efficiency Strategic Plan, California Building Energy Efficiency Standards, and California Green Building Standards Code (CALGreen) standards.⁸ Compliance with Title 24 standards would ensure the project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, as well as water-efficient fixtures and electric vehicles charging infrastructure. Adherence to the Public Utilities Commission’s energy requirements would ensure conformance with the state’s goal of promoting energy and lighting efficiency.

At the local level, Fontana’s Building and Safety Division enforces the applicable requirements of the Title 24, Part 6 and CALGreen (Part 11) codes. On November 13, 2018, Fontana approved the General Plan Update 2015-2035, which includes goals and policies that promote energy

⁸ California Public Utilities Commission, California Energy Efficiency Strategic Plan (2011), <https://www.cpuc.ca.gov/General.aspx?id=4125>; California Code of Regulations, 2019, Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6; California Code of Regulations, 2019, California Green Building Standards Code, Title 24, Part 11.



conservation and efficiency. The EIR will evaluate the project’s consistency with State renewable energy and energy efficiency standards.

VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS:				
<i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. No known active or potentially active faults have been mapped within the project area and the area is not located in a Fault Rupture Hazard Zone as established by the Alquist-Priolo Earthquake Fault Zoning Act. According to the California Department of Conservation mapping system, the development site is located approximately 7.2 miles from an Alquist-Priolo Earthquake Fault Zone, and the rezone is size is located approximately 6.1 miles from an Alquist-Priolo Earthquake Fault Zone.⁹ Therefore, no impact would occur.

a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. The project is located in a seismically active region of Southern California. Seismic shaking activity and intensity is dependent on the distance from the fault and earthquake epicenter. The geologic structure of the entire Southern California areas is dominated by the northwestern-trending faults associated with the San Andreas Fault system. Faults such as Whittier, San Jacinto, and San Andreas are all major faults in this system and are known to be active. The nearest fault is the San Jacinto Fault, located approximately 7.25 miles northeast of the development site and 6.25 miles northeast of the upzone site.¹⁰

Future development associated with the development site and upzone site would be subject to compliance with the seismic safety provisions of the most recent California Building Code (CBC), as required by Municipal Code Section 5-61. The CBC includes earthquake safety standards based on a variety of factors including occupancy type, types of soils and rocks on-site, and strength of probable ground motion at the project site. Therefore, the project would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking and a less than significant impact would occur.

a)iii) Would the project directly or indirectly cause potential substantial adverse effects,

⁹ California Department of Conservation, EQ Zapp: California Hazards Zone Application, accessed February 21, 2020, <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>.

¹⁰ US Geological Survey, Interactive Fault Map, accessed February 21, 2020, <https://earthquake.usgs.gov/hazards/qfaults>.



including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. According to the *City of Fontana Local Hazard Mitigation Plan*, there are no areas of liquefaction susceptibility on or adjacent to the development site or the upzone site.¹¹ However, to minimize potential damage to building structures caused by liquefaction, project construction would comply with the latest CBC standards, as required by the City Municipal Code Section 5-61. Implementation of CBC standards would include provisions for seismic building designs. There are also no physical changes proposed to the upzone site. Therefore, impacts associated with risk of loss, injury, or death involving seismic-related ground failure including liquefaction would be less than significant.

a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. According to the *City of Fontana Local Hazard Mitigation Plan*, there have been no reported historical occurrences of landslides in the City and landslides are not a major concern in the City. Additionally, there are no areas of landslide susceptibility on the development site.¹² There are areas of low-to-moderate landslide susceptibility located approximately 0.25-mile south of the development site within the Jurupa Hills, and the upzone site is located over 3 miles from the nearest hillsides. The topography of both the development site and upzone site is flat and does not present hazards of landslides. Therefore, impacts relative to landslides would be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Grading and construction of the project could expose large amounts of soil and could result in soil erosion if effective erosion control measures are not used. Best management practices (BMPs) for erosion control are required under National Pollution Discharge Elimination System (NPDES) regulations pursuant to the federal Clean Water Act. NPDES requirements for construction projects one acre or more in area are set forth in the General Construction Permit issued by the State Water Resources Control Board.¹³ Furthermore, the project's land clearing, grading, and construction activities would be required to comply with SCAQMD Rules 403 and 403.2 regulating fugitive dust emissions, thus minimizing wind erosion from such ground-disturbing activities.

The development site and upzone site are located in an urbanized area and are mostly flat with minimal rises or changes in elevation. No major slopes or bluffs are on or adjacent to the either site. At project completion, the development site and upzone site would not contain exposed

¹¹ City of Fontana, Local Hazard Mitigation Plan (2017), Appendix E, Map 7, Geologic Hazard Overlays – Landslide & Liquefaction Susceptibility (South).

¹² Fontana, Local Hazard Mitigation Plan, Appendix E, Map 7.

¹³ State Water Resources Control Board, Order No. 2009-0009-DWQ (2009), https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2009/wqo/wqo2009_0009_dwq.pdf.



soil. Thus, the potential for soil erosion or the loss of topsoil is anticipated to be nominal during operations.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Potentially Significant Impact. Evaluation of liquefaction and landslides is provided in responses VII(a)(iii) and (a)(iv), respectively. Further analysis regarding geologic hazards (i.e., lateral spreading, landslide, and subsidence) will be conducted as part of the Geotechnical Conditions Assessment and potential project impacts will be evaluated in the EIR.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

Potentially Significant Impact. Expansive soils are found associated with soils, alluvium, and bedrock formations that contain clay minerals susceptible to expansion under wetting conditions and contraction under drying conditions. Depending upon the type and amount of clay present in a geologic deposit, these volume changes (shrink and swell) can cause severe damage to slabs, foundations, and concrete flatwork. Collapsible soils undergo a volume reduction when the pore spaces become saturated causing loss of grain-to-grain contact and possibly dissolving of interstitial cement holding the grains apart. The weight of overlying structures can cause uniform or differential settlements and damage to foundations and walls. Since alluvial soils are present on the development site, further analysis will be conducted as part of the Geotechnical Conditions Assessment and potential project impacts in this regard will be evaluated in the EIR.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

No Impact. The project would connect to the existing sewer system operated by the IEUA. Septic tanks or alternative wastewater disposal systems would not be used. No impact would occur.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Potentially Significant Impact. According to the Cultural Resources section of the City's General Plan Update 2015-2035 Environmental Impact Report, the City is almost entirely built out and development consists of infill; thus, the chance of exposing hidden cultural resources is remote. The existing and proposed General Plan policies provide an ongoing program to ensure proper identification, evaluation, and recovery and/or protection of potentially important historical, archaeological, and paleontological resources that may be disturbed during future development activities. Existing state law requires immediate County coroner notification upon discovery of human remains and also notification of affected Native American tribes if the remains are suspected to be of Native American origin. Surrounding jurisdictions are subject to similar regulations, including coroner notification upon discovery of human remains. Long-term



development throughout the areas of Fontana underlain by younger fan deposits have low potential to impact subsurface archaeological and/or paleontological remains.¹⁴ The development site is located on younger fan deposits and not older, Pleistocene fan deposits, which reduces the potential for significant paleontological resources to be found on the development site.¹⁵

The majority of the development site is developed and has been previously disturbed, including grading. However, while no known paleontological resources have been previously identified onsite, the discovery of such resources during project construction would result in a potentially significant impact. Therefore, a site-specific paleontological resources assessment evaluating potential paleontological resources will be conducted and this issue will be further evaluated in an EIR.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS:				
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact. California is a substantial contributor of global greenhouse gases (GHG), emitting over 400 million tons of carbon dioxide (CO₂) per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH₄) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth’s ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

¹⁴ City of Fontana, General Plan Update 2015-2035 Environmental Impact Report.

¹⁵ US Geological Survey, National Geologic Map Database, Preliminary Geologic Map of the Fontana 7.5’ quadrangle, Riverside and San Bernardino Counties, California, accessed February 21, 2020, https://ngmdb.usgs.gov/Prodesc/proddesc_61860.htm.



The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO₂, CH₄, and nitrous oxide (N₂O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO₂ concentrations ranged from 180 to 300 ppm. For the period from approximately 1750 to the present, global CO₂ concentrations increased from a pre-industrialization period concentration of 280 to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

Construction and operation activities associated with the project would produce greenhouse gas emissions. Impacts would be potentially significant. A project-specific GHG analysis will be conducted to further determine the degree of project impacts related to GHGs. The results will be summarized in an EIR.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact. Project activities would result in both mobile source and stationary source GHG emissions. Impacts would be potentially significant. A project-specific GHG analysis will be conducted to evaluate the project’s consistency with applicable regulations including Intergovernmental Panel on Climate Change emission trajectories, Executive Order S-3-05, Executive Order B-30-15, and the Fontana Climate Action Plan for achieving GHG emissions goals. The results will be summarized in an EIR.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS:				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Potentially Significant Impact. During project construction, potentially hazardous materials would be handled on-site. These materials could include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment. In addition, potentially hazardous materials associated with project operations would include materials used during typical cleaning and maintenance activities. Although these materials would vary, they would generally include household cleaning products, paints, fertilizers, and herbicides and pesticides.

The existing on-site structures must be evaluated to determine if they may contain potentially hazardous buildings materials such as asbestos-containing material or lead-based paint, which could be encountered during demolition activities. If these materials are found in the existing structures, the project would be required to comply with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, which addresses asbestos emissions from demolition and renovation activities and requires the safe handling of known or suspected asbestos-containing material. Also, prior to on-site demolition activities, testing for lead-based paint would be required. Therefore, further investigation will be required to determine whether the project could potentially create a significant hazard to the public or the environment. Therefore, short-term construction impacts associated with creating a significant hazard to the public or the



environment are considered potentially significant. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Potentially Significant Impact. Refer to response **IX.a)** above. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The nearest school (Sycamore Hills Elementary School) is located approximately 0.6-mile northeast of the development site. The nearest school to the upzone site is West Randall Elementary School and is located approximately 0.30-mile southwest from the site. As such, the closest schools are located outside of a 0.25-mile radius around the development site and upzone site. Therefore, no impacts would occur associated with emitting or handling hazardous materials within one-quarter mile of a school.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Potentially Significant Impact. Refer to response **IX.a)** above. A Phase I Environmental Site Assessment will be conducted, and this issue will be evaluated further in an EIR.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

Less than Significant Impact. The nearest airport to the development site, Flabob Airport (Federal Aviation Administration airport identifier KRIR), is located approximately 4.5 miles to the southeast. The development site is located within the influence area of the Ontario International Airport (Federal Aviation Administration airport identifier ONT), located approximately 7.75 miles to the west. The upzone site is not within this airport influence area. The project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in a substantial safety risk. Implementation of the project would not introduce a safety hazard associated with airport operations. A less than significant impact would occur.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less Than Significant Impact. The project would not impair or physically interfere with an adopted emergency response or evacuation plan. The City has adopted an Emergency Operations



Plan which identifies evacuation routes, emergency facilities, and City personnel and equipment available to effectively deal with emergency situations.¹⁶ No revisions to the adopted Emergency Operations Plan would be required as a result of the project. In addition, primary access to all major roads would be maintained during construction. Therefore, impacts would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The development site and upzone site consist of, and are surrounded by, urban/developed land and are not identified as Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).¹⁷ Therefore, project implementation would not expose people or structures to a significant risk involving wildland fires, and no impacts would occur in this regard.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY:				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹⁶ City of Fontana, *Ready Fontana Guide*, accessed February 21, 2020, <https://www.fontana.org/DocumentCenter/View/29672>

¹⁷ California Department of Forestry and Fire Protection, *Very High Fire Hazard Severity Zones Map*, (2008), accessed February 21, 2020, <https://osfm.fire.ca.gov/media/5943/fontana.pdf>.



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Potentially Significant Impact. Future development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge requirements. Per the NPDES permit, the project would be required to implement a Water Quality Management Plan (WQMP). These plans typically contain a comprehensive list of sites design/low-impact-development, source control, treatment control, and other BMPs to be installed on-site to prevent downstream water quality impacts. A project-specific WQMP will be prepared to further determine the degree of project impacts related to water quality standards or waste discharge, and the results will be summarized in an EIR.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact. Temporary construction-related activities associated with the project are not anticipated to have a significant impact on groundwater supplies because construction would be short term and does not consist of water-intensive activities that could, ultimately, draw down supplies of groundwater.

Water for the project would be provided by Fontana Water Company (FWC), which has sufficient water supplies to serve the project. According to FWC’s 2015 Regional Urban Water



Management Plan (UWMP), available water supplies are expected to meet existing and projected demands.¹⁸ Groundwater accounts for approximately 73 percent of FWC’s total water supply. Therefore, a portion of the project’s operational water supplies would indirectly include groundwater supplies.

The development site is underlain by the Chino Basin, which is fully adjudicated and managed by the Chino Basin Watermaster. Stormwater capture and infiltration occurs at 18 recharge basins in the Chino Basin.¹⁹ The project would not interfere with groundwater recharge activities associated with these facilities such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table, as the project is not located in one of the Chino Basin’s 18 groundwater recharge areas. A less than significant impact would occur.

c)i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. It is not forecast that the project would impact natural water courses and or a river. However, implementation of the project could potentially alter the existing drainage pattern on the development site and result in on- and off-site flooding. While no physical changes are proposed for the upzone site, future development on the upzone site could also alter drainage patterns at that location as well, given that portions of the upzone site are vacant or undeveloped. Based on preliminary analysis, a potentially significant impact could occur to existing drainage patterns. A project-specific WQMP will be prepared to further determine the degree of potential impacts, and the results will be summarized in an EIR.

c)ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

c)iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

¹⁸ San Gabriel Valley Water Company, Fontana Water Company Division, 2015 Urban Water Management Plan (amended 2017), https://www.fontanawater.com/wp-content/uploads/2018/10/San-Gabriel-Fontana_Amended-Final-December-2017-1.pdf.

¹⁹ Chino Basin Watermaster, 2020 Optimum Basin Management Program Update Report, http://www.cbwm.org/docs/OBMP%20Update/20200124_Final%202020%20OBMP%20Update%20Report.pdf.



Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

c)iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Potentially Significant Impact. Refer to response **X.c)i)** above. A project-specific WQMP will be prepared and this issue will be evaluated further in an EIR.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project is located approximately 41 miles from the Pacific Ocean at its closest point and is not susceptible to tsunamis. There are no bodies of water in the City or any other area adjacent to the project that are capable of producing seiche activity. Furthermore, there are no bodies of water or slopes in the project area that are capable of producing mudflow that would affect the project. No impact would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. No potable groundwater wells are proposed as part of the project. The project would be served with potable water by the FWC. Domestic water from this service provider are supplied via the groundwater from multiple sources. This includes the Chino Groundwater Basin, the Rialto Groundwater Basin, the Lytle Groundwater Basin, and the No Man’s Land Groundwater Basin. These sources provide the City with most of its water needs, with room for expansion. Impacts would be less than significant.

XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING:				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project physically divide an established community?

Less Than Significant Impact. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or



removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.

The project is located within a primarily developed portion of the City. The development site is currently developed with a mix of commercial and residential land uses and vacant land. The upzone site is currently developed with residential uses. Both sites are not used as a connection between two established communities. Instead, connectivity in the surrounding project area is facilitated via local roadways. Development of the proposed project would be consistent with existing and planned development on surrounding properties and would not impede movement through the area. Therefore, a less than significant impact associated with division of an existing community would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The development site is currently within the Residential – Planned Community (R-PC) land use designation of the General Plan, with a portion of the southeastern area of the site located within the Walkable Mixed Use Downtown and Corridors (WMXU-1) land use designation of the General Plan. The current zoning designation of the development site is Residential – Planned Community (R-PC) and Form Based Code (FBC).

The proposed project would not be permitted under the current land use designations or existing zoning. As part of project implementation, the project would require a General Plan Amendment to amend the existing land use designation for all parcels in the development site from R-PC to General Industrial (I-G); a Specific Plan Amendment to amend the Southwest Industrial Park (SWIP) Specific Plan Land Use Plan and expand the SWIP boundary to include the development site (the site would be incorporated into the SWIP Specific Plan’s Slover East Industrial District); and a Zone Change to amend the Zoning District Map to change the zoning designation for all parcels in the development site from R-PC and WMXU-1 to Specific Plan (Southwest Industrial Park).

In addition, to comply with SB 330, the project would also be required to rezone an adjacent parcel to offset the potential loss of housing units resulting from the proposed Zone Change from a residential designation to a Specific Plan designation. Specifically, the project would change the proposed upzone site’s existing zoning designation from Single Family Residential (R-1), which accommodates a density of up to 5 du/ac, to Medium Density Residential (R-2), which accommodates a density of up to 7.6 du/ac and single-family attached or multi-family housing up to 12 du/ac. Future development of this site would generate 97 new residential units, thus exceeding the density requirement of 87 new residential units by 10 units. As such, the project would result in a net increase in the City’s available residential density. A consistency analysis of the proposed project with the General Plan, Zoning Code, and SB 330 requirements will be conducted in the EIR to determine any potential impacts.



XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES:				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. According to the Conservation, Open Space, Parks and Trails Chapter of the General Plan, the most significant mineral resources in the City are sand and gravel deposits located in the alluvial fan that extends southward from the base of the San Gabriel foothills.²⁰ Also, no known deposits of precious gemstones, ores, or unique or rare minerals have been identified within City limits.

Historical uses of the development site have not included mineral extraction, nor does the warehouse or upzone sites currently support mineral extraction. In addition, the project does not propose any mineral extraction activities. The project proposes the construction of industrial warehouse buildings with no planned mining operations. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state, and no impact would occur.

b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. There are no mineral resource recovery sites on or near the development site, and as discussed above in response **XII.a)**, the project would not result in the loss of availability of mineral resources, including locally important mineral resource recovery sites. No significant impact would occur.

²⁰ Fontana, General Plan Update, Chapter 7: Conservation, Open Space, Parks and Trails.



XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: <i>Would the project result in:</i>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. The project would create a temporary increase in noise during development activities, including through the following:

- Use of equipment during demolition of existing structures
- Use of equipment during site clearing (trees, vegetation, debris)
- Use of earth-moving equipment during grading and site preparation
- Use of construction and paving equipment during building construction and installation of paved and landscape areas
- Construction-related traffic including employee trips, truck trips associated with equipment and materials delivery, and removal of demolition debris

The project would also result in long-term changes in ambient noise associated with typical warehousing activities. Noise would be generated by truck and passenger vehicle trips to and from the site on adjacent roadways; trucks backing up, starting, and idling; forklifts; and



mechanical systems (heating, ventilation, and air conditioning). Long-term operational noises also include project-generated traffic and the resulting traffic noise on adjacent roads. The project would be required to comply with established City standards for noise. Project impacts would be considered significant if projected noise would exceed City standards. Impacts would be potentially significant. A project-specific noise impact analysis will be conducted and the projected noise levels and compliance with City standards will be further evaluated in an EIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Some equipment used during construction would have the potential to create groundborne noise or vibration, including dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity of approximately 0.10 inches per second are considered to cause annoyance. The project is forecast to create potentially significant vibration levels generated during construction activities. A project-specific noise impact analysis will be conducted, and this issue will be further evaluated in an EIR.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airport to the development site is Flabob Airport (KRIR), located approximately 4.5 miles to the southeast. The closest airport to the rezone site is the Ontario International Airport, located approximately 7.75 miles to the southwest. The project would not expose people residing or working in the area to excessive noise levels. In addition, the project is not in the vicinity of a private airstrip. Therefore, no impact related to airport land use compatibility would occur.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING:				
<i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Discussion

- a) ***Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less Than Significant Impact. The project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the project area. The temporary workforce would be needed to construct the industrial warehouse buildings and associated improvements.

Because the future tenant is unknown, the number of jobs generated by the project cannot be precisely determined. Thus, for purposes of analysis, employment estimates were calculated using average employment density factors reported by the Southern California Association of Governments (SCAG). In its October 31, 2001, Employment Density Study Summary Report,²¹ SCAG reported that for every 1,195 square feet of warehouse space in San Bernardino County, the median number of jobs supported is one employee. The project would include 754,408 SF of industrial warehouse buildings. As such, the estimated number of employees required for operation would be approximately 631. This number may vary, depending on the specific tenant and operation that occupies the facility.

According to the SCAG Demographics & Growth Forecast (an appendix to the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy),²² the number of jobs in Fontana is anticipated to grow from 47,000 in 2012 to 70,800 in 2040. The project-related increase of 631 employees would be minimal in comparison to the increase anticipated in the SCAG growth forecast. Further, it is anticipated that the project would provide jobs to local City residents, helping to fill the employment need.

With its zone change from R-PC to the SWIP Specific Plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 du/ac to Medium Density Residential (R-2), which accommodates a density of up to 12 du/ac per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, and resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The net addition of 10 units would generate approximately 42 new residents, based on the City's average household size of 4.12

²¹ Southern California Association of Governments, Employment Density Study Summary Report, October 31, 2001.

²² Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016), <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>.



persons per household.²³ As such, the project would not result in substantial unplanned population growth result as a result of new homes. A less than significant impact would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The project would involve the demolition of twelve existing residences currently on the development site. All property owners are voluntarily selling their property and would be compensated for their property. At this time, no evictions are anticipated. It is expected that residents would have the ability to relocate based on the availability of existing housing stock in the area. According to the 2019 housing estimates provided by the California Department of Finance, there are 54,945 housing units in the City, which are anticipated to more than accommodate residents of the limited number of housing units on the development site.²⁴ As a result, the construction of replacement housing would not be necessary. As noted above, although future development of the upzone site could result in the demolition of 15 residential units, the buildout associated with the upzone site would allow for the development of up to 97 new residential units. For this reason, the upzone site would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. A less than significant impact would occur in this regard.

²³ California Department of Finance Demographic Research Unit, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark, Sacramento, California, May 1, 2019.

²⁴ California Department of Finance Demographic Research Unit, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark, Sacramento, California, May 1, 2019.



XV. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a)i) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

Potentially Significant Impact. Fire protection for the project area is provided by the Fontana Fire Protection District (FFPD), which is part of the San Bernardino County Fire Department. The FFPD currently operates six fire stations. The nearest fire station to the development site is Fire Station No. 77, located at 17459 Slover Avenue, approximately 1.25 miles to the northeast. The nearest fire station to the upzone site is Fire Station 72, located at 15380 San Bernardino Avenue, approximately one mile to the southwest. The average response time within the City is approximately 4 to 5 minutes. In addition to fire response, the FFPD investigates and mitigates all types of hazardous materials spills, exposures, and releases, as well as providing emergency medical aid.

Implementation of the project would increase the demand for fire protection services in the project vicinity. To offset the increased demand for fire protection services, the City would condition the proposed project to provide a minimum of fire safety and support fire suppression activities, including compliance with state and local fire codes, fire sprinklers, a fire hydrant



system, paved access, and secondary access routes. Furthermore, the project would be required to comply with the provisions of the City's Development Impact Fee ordinance, which requires a fee payment to assist the City in providing fire protection services. However, to ensure the potential increase in calls for service would be fully mitigated with required conditions and the payment of required fees, additional analysis will be required. Impacts associated with fire services are considered potentially significant. This topic will be further evaluated in an EIR.

a)ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Potentially Significant Impact. Police protection for the project is provided by the Fontana Police Department (FPD). The FPD operates out of its headquarters located at 17005 Upland Avenue, approximately 3.7 miles north of the development site, and 0.7-mile north of the upzone site. Similar to fire protection services, the project is already located within FPD's service area.

The FPD would review the project's design prior to project approval to ensure that the project applicant is incorporating all feasible Crime Prevention Measures Through Environmental Design strategies, which would assist in deterring on-site criminal activity by dissuading criminal behavior before it occurs. Crime Prevention Through Environmental Design elements include the strategic use of nighttime security lighting, avoidance of landscaping and fencing that limit sight lines, and use of a single, clearly identifiable point of entry. Fees are exacted on new development to pay for new facilities. Funding for the operation and maintenance of existing services comes from the City's General Fund. It is anticipated that the project would be adequately served by existing FPD facilities, equipment, and personnel. However, to ensure that the potential increase in calls for service would be fully mitigated with required conditions and the payment of required fees, additional analysis will be required. Impacts associated with fire services are considered potentially significant. This topic will be further evaluated in an EIR.

a)iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Less Than Significant Impact. The Fontana Unified School District (FUSD) currently requires school mitigation impact fees for commercial/industrial development and residential uses. The project applicant for the development site and future development proposals for the rezone site would be required to pay the district's current developer impact fees in effect at the time of building permit application. The FUSD uses these fees to pay for facility expansion and upgrades needed to serve new students. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant.



a)iv) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?**

Less Than Significant Impact. The future development associated with the development project would be industrial in nature and would not be expected to directly affect community recreational facilities. Future development of the upzone site could cause a proportional increase in demand for local parks compared to existing conditions or existing zoning, as future development permitted on the upzone site could result in up to 97 units or 400 new residents. However, compared to existing zoning on the development site, the net increase for the City would 10 units, or approximately 42 potential residents. A less than significant impacts would occur in this regard.

a)v) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?**

Less Than Significant Impact. The future development associated with the development project would be industrial in nature and would not be expected to directly affect other public facilities (i.e., libraries). Although future development of the upzone site could cause a proportional increase in demand for public facilities, future development permitted on the upzone site would result in a net increase of 10 units for the City, or approximately 42 additional residents. Less than significant impacts would occur in this regard.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Discussion

- a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Less Than Significant Impact. The demand for parks is determined by changes in housing and population. In this case, the project is commercial/industrial in nature, and no new residents or housing would be introduced to the area. While the project would involve a rezoning of 13.65 acres of land in Fontana from R-1 to R-2 zoning, no physical changes such as an increase in housing stock is proposed by the project. The total increase of potential housing capacity in the City would be 10 units, compared to the current housing stock of 54,945 dwelling units. Additionally, according to Exhibit 7.7²⁵ of the General Plan, the upzone site is not within walking distance to either a public park or a school recreation area. Therefore, park usage resulting from development of the upzone site would be spread throughout Fontana, which maintains approximately 5.7 acres of parkland per 1,000 residents, and is consistent with the General Plan policy of maintaining at least 5 acres of parkland per 1,000 residents.²⁶ Thus, the deterioration of park facilities would not occur or be accelerated from the warehouse facilities at the development site or the zoning change at the upzone site. Therefore, the project would not directly or indirectly induce population growth or increase demand on parks and recreational resources. Impacts would be less than significant.

²⁵ Fontana Forward General Plan Update (2018), Conservation and Open Space Element, Exhibit 7.7, accessed April 2, 2020, <https://www.fontana.org/DocumentCenter/View/26746/Chapter-7---Conservation-Open-Space-Parks-and-Trails>.

²⁶ Fontana Forward General Plan Update (2018), Conservation and Open Space Element, Goal 5, accessed April 2, 2020, <https://www.fontana.org/DocumentCenter/View/26746/Chapter-7---Conservation-Open-Space-Parks-and-Trails>.



b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The project does not include recreational facilities or require the expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

XVII. Transportation and Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION:				
<i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Regional access is provided primarily by Interstate 10 (I-10), approximately 1.25 miles north of the development site, and 1.75 miles south of the upzone site. Other facilities that provide regional access include State Route 210 (SR-210), approximately 6 miles north of the development site, and 3 miles north of the upzone site; Interstate 215 (I-215), approximately 7 miles east of the development site and 9 miles east of the upzone site ; and Interstate 15 (I-15), approximately 6 miles west of the development site and 5 miles west of the upzone site.

In the General Plan Community Mobility and Circulation Element, Jurupa Avenue is identified as a modified major highway, while Juniper Avenue is identified as a collector street.²⁷ There are no existing bike lanes on the project area roadways, and there are several Omnitrans bus stops along Jurupa Avenue.²⁸ There are existing sidewalks on all nearby roadways.²⁹

²⁷ Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.2.

²⁸ Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.3.

²⁹ Fontana, General Plan Update, Chapter 9: Community Mobility and Circulation Element, Exhibit 9.4.



Although the proposed road realignment considers different modes of transportation, a project-specific traffic impact analysis has not yet been conducted to analyze potential impacts from all traffic. Project operations would involve activities that would generate truck and vehicular traffic which may conflict with an applicable plan, ordinance, or policy and/or with an applicable congestion management program. A project-specific traffic impact analysis will be prepared to determine whether the project could potentially result in any adverse effects related to local and regional circulation system. Impacts associated with project-related traffic could be potentially significant. This issue will be evaluated further in an EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and nonmotorized travel. VMT exceeding an applicable threshold of significance for land use projects may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. The City is currently in the process of adopting a VMT threshold for environmental analysis. A project-specific traffic impact analysis will be prepared, and this issue will be evaluated further in an EIR.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. All improvements associated with the project would be constructed in accordance with the provisions of Municipal Code Chapter 25, Article VI, "Driveway Construction" and Chapter 30, Zoning and Development Code. No hazardous geometric design features or incompatible uses would be implemented with the project; therefore, impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project is subject to the City's design review to ensure that the project as designed does not temporarily or permanently interfere with the provision of emergency access or with evacuation routes. New project driveways are required to meet access standards of the FFPD. Project construction is not expected to require road closures or otherwise affect emergency access around the site perimeter. As a standard practice, if road closures (complete or partial) were necessary, the FPD and FFPD would be notified of the construction schedule, and any required detours would allow emergency vehicles to use alternate routes for emergency response. Therefore, the project would not result in inadequate emergency access and impacts would be less than significant.



XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a)i) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

Potentially Significant Impact. Considering that portions of the development site and upzone site are still undeveloped, the potential for tribal cultural resources exists. A potentially significant impact is anticipated until the cultural resources study is performed. The City has already begun contacting the applicable Tribal Historic Preservation Officers of tribes that may be affected by the project to begin the tribal consultation process. The results of the project tribal consultation will be included in the EIR. This issue will be further evaluated in an EIR.



a)ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Refer to response XVIII.a)i) above. A potentially significant impact is anticipated until the cultural resources study is performed. The City has already begun contacting the applicable Tribal Historic Preservation Officers of tribes that may be affected by the project to begin the tribal consultation process. The results of the project tribal consultation will be included in the EIR. This issue will be further evaluated in an EIR.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS:				
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Potentially Significant Impact.

The development site and upzone site are served by the following utilities:

- Electricity –SCE
- Water – FWC
- Sewer – City of Fontana/IEUA
- Storm Drain – City of Fontana
- Cable – Charter Communications
- Telephone – AT&T
- Natural Gas –SoCalGas Company

As a rezoning of existing parcels already utilized as residential uses, the upzone site would not require or result in any changes to utilities that would result in a significant environmental impact.

Electric Power, Natural Gas, and Telecommunications

The development site and upzone site are located within a developed area of the City and is situated within close proximity to existing electric power, natural gas, and telecommunications facilities. Therefore, substantial new utility infrastructure would not be required with project implementation. In addition, the project would underground existing overhead utility lines as part of project implementation. Thus, substantial expansion of such off-site utilities would not be required to serve the project.

Water

The project would require water for the irrigation of landscaped areas. However, since the project is replacing several single-family homes, it is not expected that water demand would increase substantially with project implementation. Water for the project would be provided by



FWC and would connect to the existing water main. Therefore, the expansion of off-site water facilities would not be required to serve the project.

Wastewater Treatment

The project is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board, which applies requirements to the wastewater treatment facilities owned and operated by treatment providers, such as the IEUA, which provides wastewater treatment service throughout Fontana. The IEUA currently operates four regional wastewater treatment facilities: Regional Plant (RP) No. 1, RP-4, RP-5, and Carbon Canyon Wastewater Reclamation Facility. The City is in the RP-1 service area. According to IEUA’s UWMP, RP-1 has a rated, permitted treatment capacity of 44 million gallons per day (mgd) and is currently treating an average of 28 mgd, or 65 percent of its capacity.³⁰

Once operational, the development site would generate wastewater at a rate of approximately 84,050 gallons per day, based on wastewater generation rates previously approved by the IEUA (2,500 gallons per day per acre for industrial use). To ensure project wastewater treatment capacity needs can be met, further analysis is required.

This topic will be further evaluated in an EIR.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. As discussed in response **XIX.a)**, water supplies for the City are provided by the FWC. Utilizing FWC’s 2015 UWMP, the EIR will analyze whether there is sufficient water supply to meet the project’s estimated water demand in addition to reasonably foreseeable future development during normal, dry, and multiple dry years. Potential impacts will be further evaluated in the EIR.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Potentially Significant Impact. As discussed above under response **XIX.a)**, additional analysis is warranted to determine the full range of impacts associated with wastewater. Therefore, impacts associated with new stormwater drainage facilities or expansion of existing facilities would be potentially significant. This topic will be further evaluated in an EIR.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Implementation of the project is anticipated to generate additional solid waste during the temporary, short-term construction phase, as well as the operational phase, but it would not be expected to result in inadequate landfill capacity. Solid waste services

³⁰ San Gabriel Valley Water Company, Urban Water Management Plan.



for the City is provided by the Mid-Valley Sanitary Landfill located in the northern portion of the City. According to the California Department of Resources Recycling and Recovery (CalRecycle), the landfill has a maximum throughput of 7,500 tons per day. This landfill has a maximum permitted capacity of approximately 101.3 million cubic yards, and the landfill has a remaining capacity of approximately 61.2 million cubic yards. The landfill has an expected operational life through 2033 with the potential for vertical or downward expansion.³¹ For these reasons, the project's solid waste disposal needs are anticipated to be met by the Mid-Valley Sanitary Landfill. The project would have a less than significant impact.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. As discussed above under response **XIX.d)**, the project would generate waste during the construction phase, as well as the operational phase; however, it would not be expected to result in inadequate landfill capacity. The project, as with all other development in the city, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, the project would comply with all federal, state, and local regulations regarding solid waste and no impacts are anticipated.

³¹ CalRecycle, SWIS Facility Detail, Mid-Valley Sanitary Landfill (36-AA-0055), accessed February 21, 2020, <https://www2.calrecycle.ca.gov/swfacilities/Directory/36-AA-0055/>.



XX. Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE:				
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. According to the CalFire Fire and Resource Assessment Program, the development site and the rezone site are not located in or near a State Responsibility Area (SRA); the nearest SRAs to the development site are located 8 miles to north and 8 miles to the east, and 6 miles to the north and 10 miles to the east of the upzone site.³² In addition, the development site and rezone site do not contain lands classified as very high fire hazard severity zones.³³ No impact would occur in this regard.

³² Board of Forestry and Fire Protection, State Responsibility Area Viewer, accessed February 24, 2020, <https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/>.

³³ Cal Fire, Fire and Resource Assessment Program, FHSZ Viewer, accessed February 24, 2020, <https://egis.fire.ca.gov/FHSZ/>.



b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. Refer to response **XX.a)**, above.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Refer to response **XX.a)**, above.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Refer to response **XX.a)**, above.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and prehistorical resources, could result with project implementation. As discussed in subsection IV., *Biological Resources*, a site-specific habitat assessment will be conducted to determine the suitability of the development site to support significant biological resources and to determine whether the project could adversely affect sensitive biological resources. Additionally, Subsection V, *Cultural Resources*, and Subsection XVIII, *Tribal Cultural Resources*, conclude that archaeological and tribal cultural resources may be adversely impacted by project development. Therefore, further analysis will be conducted as part of the EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. A significant impact may occur if a proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. Further analysis will be conducted as part of the EIR to determine whether the project would have impacts that are individually limited, but cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The project’s potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the project could result in potentially significant direct or indirect impacts to the environment, including impacts to human beings, further analysis will need to be conducted in an EIR. Because of the range of potential impacts associated with the project, potential direct or indirect impacts will be evaluated in an EIR.



SECTION E. REFERENCES

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- _____. 2018. City of Fontana General Plan Update 2015-2035 Draft Environmental Impact Report. <https://www.fontana.org/DocumentCenter/View/29524/Draft-Environmental-Impact-Report-for-the-General-Plan-Update>.
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SECTION F. LIST OF PREPARERS

City of Fontana (Lead Agency)

Planning Division
8353 Sierra Avenue
Fontana, CA 92335

DiTanyon Johnson, Senior Planner

Michael Baker International (Environmental Analysis)

40810 County Center Drive, Suite 200
Temecula, CA 92591

Peter Minegar, Project Manager

Renee Gleason, Senior Environmental Analyst

Alicia Gonzalez, Senior Environmental Analyst

David Christie, Environmental Analyst

Kendell Hillis, GIS Analyst

Ana Cotham, Technical Editor

Notice of Preparation

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: April 14, 2020
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Fontana Foothills Commerce Center and Residential Upzone

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Fontana Foothills Commerce Center Project (project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the NOP of an EIR for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The proposed project consists of two sites, the development site and the upzone site. The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. The development site is currently developed with a mix of commercial and residential land uses and vacant land. The development site is surrounded by commercial and public facilities to the north; single-family residential and vacant land to the east; single-family residential and a park/open space uses to the south; and single-family residential uses, a church, vacant land, and the proposed Goodman Logistics Center Fontana III to the west.

The second component of the project site is the upzone site, which is located on approximately 13.65 acres located in the southwest quadrant of Merrill Avenue and Catawba Avenue. The upzone site is currently developed with a mixture of single-family uses and vacant land. The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west.

Area topography for the development site and upzone site is generally flat, and ornamental landscaping, scattered trees, and low-lying grasses are dispersed throughout.

Project Description

Proposed Development Site Improvements

Two industrial buildings are proposed with a total of 754,408 square feet (SF), inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF and the area of Building 2 would be 321,839 SF. The maximum building height for either building would be 45 feet, 6 inches.

Four driveways will access the development site. Two driveways are proposed on Juniper Avenue and two driveways are proposed on Jurupa Avenue. Main truck access would be available on Juniper Avenue, with a secondary access on Jurupa Avenue. The total number of proposed parking spaces for the overall project site is 337 passenger vehicle parking spaces

and 152 trailer parking spaces. Building 1 would have 178 standard spaces and 87 trailer spaces and Building 2 would have 159 standard spaces and 65 trailer spaces.

Upzone Site

Senate Bill (SB 330) prohibits a city from changing the land use designation or zoning of a parcel or parcels to a less intensive housing use or reducing the housing intensity of the land use within an existing zoning district below what was allowed under the General Plan land use designation and zoning ordinance of the City, unless the City concurrently changes the land use designation or zoning of another parcel or parcels. This is to ensure that there is no net loss in residential capacity within a municipality.

With its zone change from Residential - Planned Community (R-PC) and Form Based Code (FBC) to the Southwest Industrial Park (SWIP) Specific Plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 dwelling units (du) per acre, to Medium Density Residential (R-2), which accommodates a density of up to 12 du per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, and resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The project would also require a General Plan Amendment to amend the existing land use designation for all parcels within the upzone site from Single-Family Residential (R-SF) to Medium Density Residential (R-M).

EIR Scope

An Initial Study addressing the potential environmental impacts associated with the project has been prepared. This Initial Study was prepared in compliance with CEQA (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines. The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Since the City of Fontana, as the CEQA lead agency, identified the need for an EIR, an Initial Study was prepared to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR.

The lead agency has determined through the Initial Study process that the following environmental considerations may result in potentially significant effects as a result of the proposed project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project impacts.

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Opportunity for Public Review and Comment

This Notice, and the Initial Study for this project are available for public review on the City's website at:

<https://www.fontana.org/2137/Environmental-Documents>

Comments

We would like to hear what you think. Please submit your comments by 5:00 p.m. on May 14, 2020 to:

DiTanyon Johnson	Phone: (909) 350-7608
City of Fontana	Fax: (909) 350-6588
8353 Sierra Avenue	Email: djohnson@fontana.org
Fontana, CA 92335	

Please include the name, phone number, and address of your agency's contact person in your response.

Attachments:

Exhibit 1 – Regional Location
Exhibit 2 – Site Vicinity
Exhibit 3 – Development Site Plan
Exhibit 4 – Upzone Site Map

Exhibit 2 – Site Vicinity

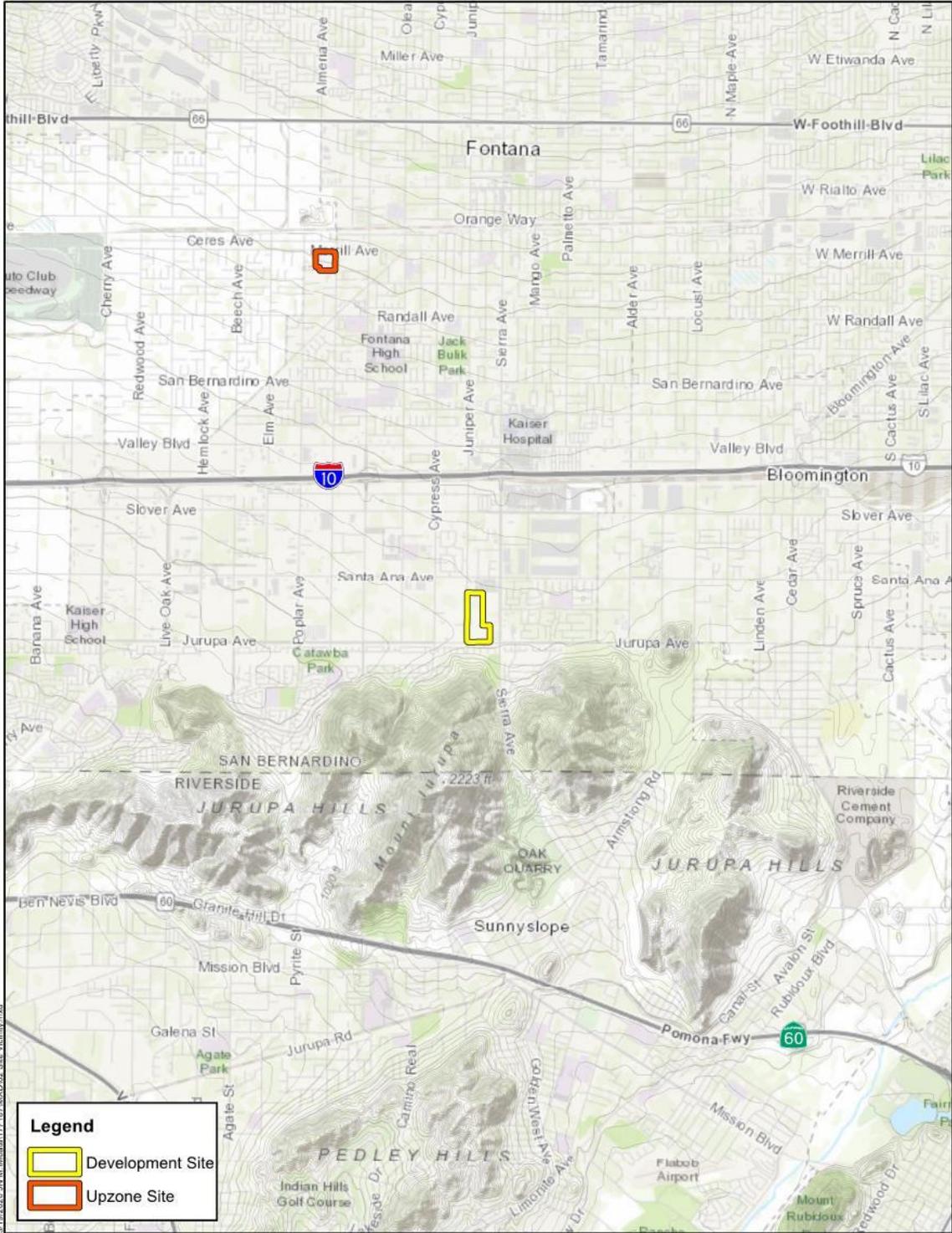


Exhibit 3 – Development Site Plan

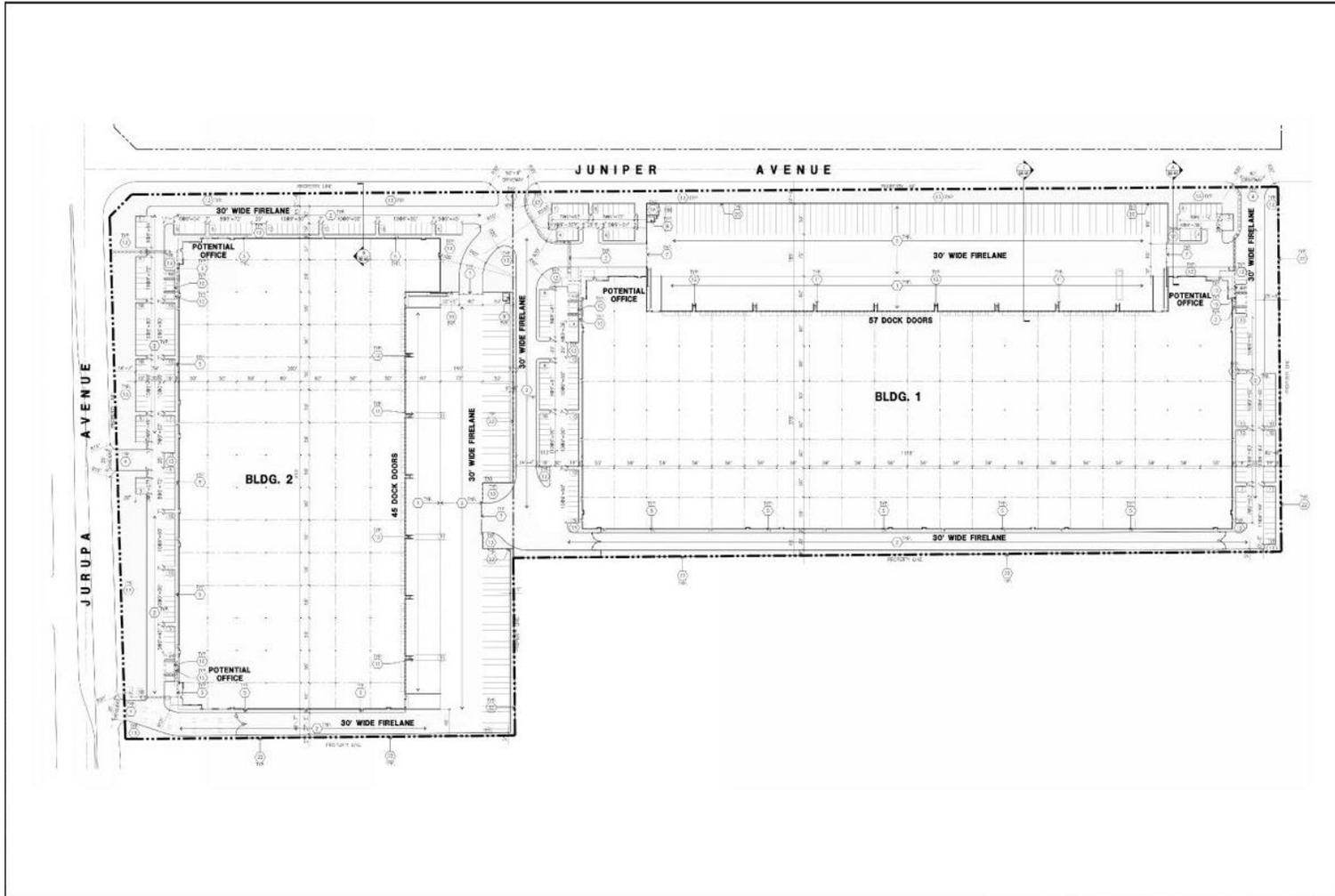
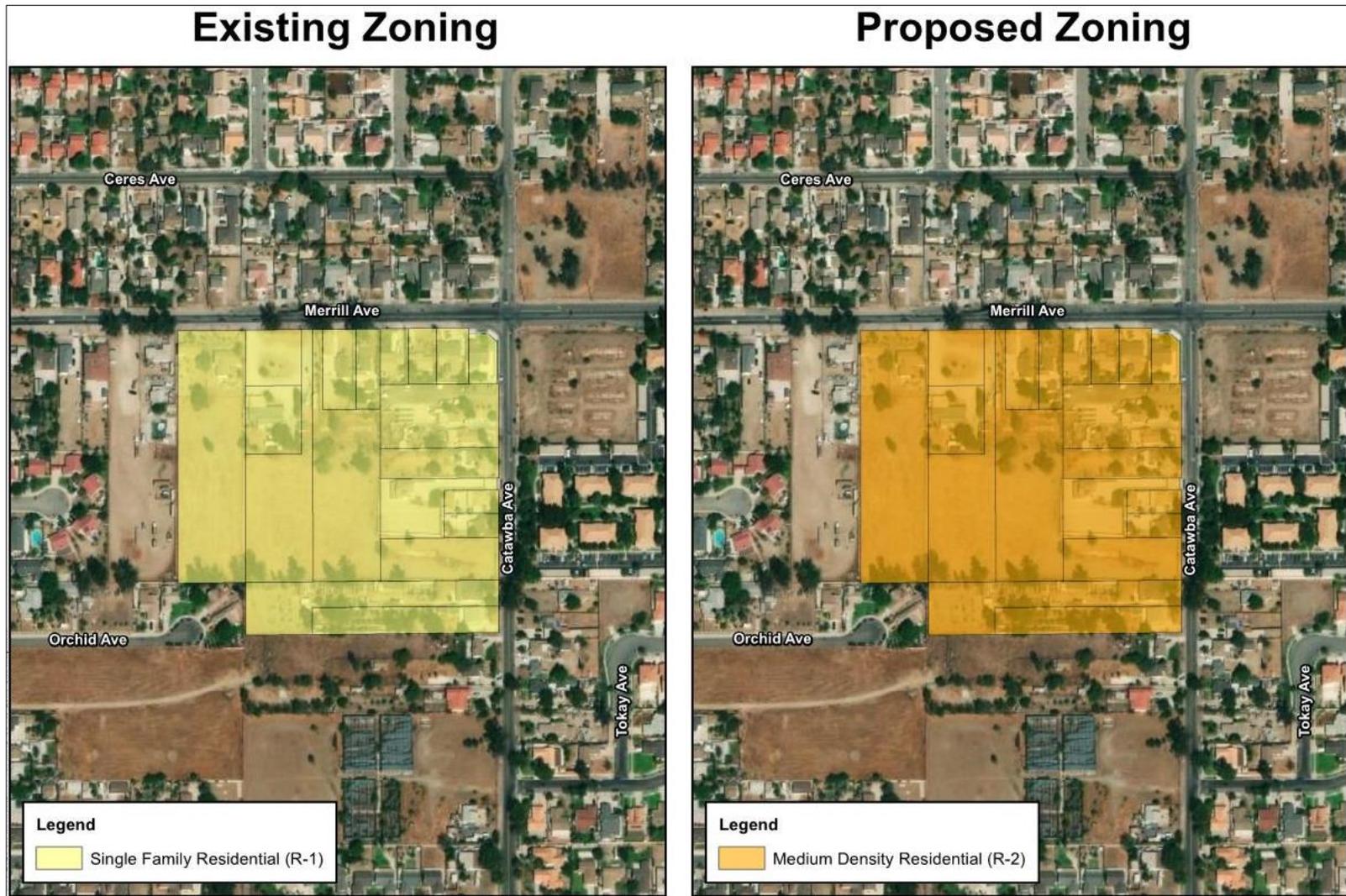


Exhibit 4 – Upzone Site Map



Comment Letters



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

May 5, 2020

djohnson@fontana.org

DiTanyon Johnson, Senior Planner
City of Fontana, Planning Department
8353 Sierra Avenue
Fontana, CA 92335

Notice of Preparation of a Draft Environmental Impact Report for the Proposed Fontana Foothills Commerce Center and Residential Upzone

The South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the Draft EIR upon its completion and public release. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the Draft EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operational activities, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

If the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of South Coast AQMD's CEQA Air Quality Handbook
- South Coast AQMD's CEQA web pages available here:
<http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86):
<http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- California Air Pollution Control Officers Association (CAPCOA)'s *Quantifying Greenhouse Gas Mitigation Measures* available here:
<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

If the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit South Coast AQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD's Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available at South Coast AQMD's webpage at: <http://www.aqmd.gov>.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated, and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Brendon Biggs, M.S., P.E.
Interim Director

May 11, 2020

File: 10(ENV)-4.01

DiTanyon Johnson
City of Fontana
8353 Sierra Avenue Fontana,
Phone: (909) 350-7608
Fax: (909) 350-6588
Email: djohnson@fontana.org

Transmitted Via Email

RE: CEQA—NOTICE OF PREPERATION OF A DRAFT ENVIORNMENTAL IMPACT REPORT FOR THE FONTANA FOOTHILLS COMMERCE CENTER AND RESIDENTIAL UPZONE.

Dear Ms. Johnson:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on April 14, 2020** and pursuant to our review, the following comments are provided:

Permits/Operations Support Division (Sameh Basta, 909-387-7995):

1. Exhibit 3, Site Plan, the north arrow is not orientated correctly. The north arrow is pointing west.
2. Within the Development Site, Declez Channel is an underground facility. If it is determined that during the final site design that new inlets are required along Jurupa Ave, connecting to the Declez underground facility, then an Encroachment Permit will be required from the Flood Control District. The need for permits and any environmental impacts associated with constructing in inlets should be included in discussion within the EIR prior to adoption and certification.

Flood Control Planning Division (Michael Fam, Supervising Engineer , 909-387-8120):

1. We are aware there may be storm drains in and around the sites that may be affected by the proposed Projects. When planning for or altering existing or future storm drains, be advised that the Projects are subject to the City of Fontana MPD, dated June 1992. It is to be used as a guideline for drainage in the area and is available in the City of Fontana offices. Any revision to the drainage should be reviewed and approved by the City of Fontana. The need for altering drainages and their impacts should be described within the EIR prior to adoption and certification.

Environmental Management Division (Jonathan Dillon, PWEIII, Stormwater Program 909-387-8119):

1. Page 45 of the final Initial Study does not address stormwater during construction and the requirements of a SWPPP for the site in accordance with the state General Construction Permit. SWPPP requirements as they relate to stormwater during construction and their impacts should be included within the EIR prior to adoption and certification.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

Michael Perry

Michael R. Perry

Supervising Planner

Environmental Management

May 12, 2020

DiTanyon Johnson
Senior Planner
City of Fontana
8353 Sierra Avenue
Fontana, California 92335
Submitted via email: djohnson@fontana.org

Dear DiTanyon Johnson:

Thank you for providing the California Air Resources Board (CARB) with the opportunity to comment on the Notice of Preparation (NOP) for the Fontana Foothills Commerce Center Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020040155. The Project includes the construction of 2 industrial buildings totaling 754,408 square feet of building space. The Project is proposed within the City of Fontana (City), California, which is the lead agency for California Environmental Quality Act (CEQA) purposes.

Freight facilities, such as warehouse and distribution facilities, can result in high daily volumes of heavy-duty diesel truck traffic and operation of on-site equipment (e.g., forklifts and yard tractors) that emit toxic diesel emissions, and contribute to regional air pollution and global climate change.¹ CARB has reviewed the NOP and is concerned about the air pollution and health risk impacts that would result should the City approve the Project to build the 2 industrial buildings.

I. The Project Would Increase Exposure to Air Pollution in Disadvantaged Communities

The Project, if approved, will expose nearby disadvantaged communities to elevated levels of air pollution. Residences are located north, south, east, and west of the Project site, with the closest residences situated approximately 90 feet of the Project's western boundary. In addition to residences, 5 schools (Sycamore Hills Elementary School, Jurupa Vista Elementary School, Ruth O. Harris Middle School, Jurupa Hills High School, and Citrus High School,) are located within 1 mile of the Project. The community is surrounded by existing toxic diesel particulate matter (diesel PM) emission sources, which include existing industrial uses and vehicular traffic along Interstate 5 (I-5). Due to the Project's proximity to residences and schools already

¹ With regard to greenhouse gas emissions from this project, CARB has been clear that local governments and project proponents have a responsibility to properly mitigate these impacts. CARB's guidance, set out in detail in the Scoping Plan issued in 2017, makes clear that in CARB's expert view, local mitigation is critical to achieving climate goals and reducing greenhouse gases below levels of significance.

disproportionately burdened by multiple sources of air pollution, CARB is concerned with the potential cumulative health impacts associated with the construction and operation of the Project.

The State of California has placed additional emphasis on protecting local communities from the harmful effects of air pollution through the passage of Assembly Bill 617 (AB 617) (Garcia, Chapter 136, Statutes of 2017). AB 617 is a significant piece of air quality legislation that highlights the need for further emission reductions in communities with high exposure burdens, like those in which the Project is located. Diesel PM emissions generated during the construction and operation of the Project would negatively impact the community, which is already disproportionately impacted by air pollution from existing industrial uses, and traffic on I-5.

II. The DEIR Should Quantify and Discuss the Potential Cancer Risks from On-site Transport Refrigeration Units

Since the Project description does not explicitly state that the proposed industrial buildings would be used for cold storage, there is a possibility that trucks and trailers visiting the Project site would be equipped with transport refrigeration units (TRU).² TRUs on trucks and trailers can emit large quantities of diesel exhaust while operating within the Project site. Residences and other sensitive receptors (e.g., daycare facilities, senior care facilities, and schools) located near where these TRUs could be operating, would be exposed to diesel exhaust emissions that would result in a significant cancer risk impact.

CARB urges the City to model air pollutant emissions from on-site TRUs in the DEIR, as well as include potential cancer risks from on-site TRUs in the Project's health risk assessment (HRA). The HRA prepared for the Project should account for all potential health risks from Project-related diesel PM emission sources such as backup generators, TRUs, and heavy-duty truck traffic, and include all the air pollutant reduction measures listed in Attachment A.

In addition to the health risks associated with operational emissions, health risks associated with construction emissions should also be included in the air quality section of the DEIR and the Project's HRA. Construction of the Project would result in short-term diesel emissions from the use of both on-road and off-road diesel equipment. The Office of Environmental Health Hazard Assessment's (OEHHA) guidance recommends assessing cancer risks for construction projects lasting longer than two months. Since construction would very likely occur over a period lasting longer than two months, the HRA prepared for the Project should include health risks for existing residences near the Project site during construction.

² TRUs are refrigeration systems powered by integral diesel engines that protect perishable goods during transport in an insulated truck and trailer vans, rail cars, and domestic shipping containers.

The HRA prepared in support of the Project should be based on the latest OEHHA guidance (2015 Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments),³ and the South Coast Air Quality Management District's (SCAQMD) CEQA Air Quality Handbook.⁴ The HRA should evaluate and present the existing baseline (current conditions), future baseline (full build-out year, without the Project), and future year with the Project. The health risks modeled under both the existing and the future baselines should reflect all applicable federal, state, and local rules and regulations. By evaluating health risks using both baselines, the public and City planners will have a complete understanding of the potential health impacts that would result from the Project.

III. Conclusion

To reduce the exposure of toxic diesel PM emissions in disadvantaged communities already disproportionately impacted by air pollution, the final design of the Project should include all existing and emerging zero-emission technologies to minimize diesel PM and oxides of nitrogen (NO_x) emissions, as well as the greenhouse gases that contribute to climate change. CARB encourages the City and applicant to implement the measures listed in Attachment A of this comment letter to reduce the Project's construction and operational air pollution emissions.

Given the breadth and scope of projects subject to CEQA review throughout California that have air quality and greenhouse gas impacts, coupled with CARB's limited staff resources to substantively respond to all issues associated with a project, CARB must prioritize its substantive comments here based on staff time, resources, and its assessment of impacts. CARB's deliberate decision to substantively comment on some issues does not constitute an admission or concession that it substantively agrees with the lead agency's findings and conclusions on any issues on which CARB does not substantively submit comments.

³ Office of Environmental Health Hazard Assessment (OEHHA). Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments. February 2015. Accessed at: <https://oehha.ca.gov/media/downloads/cmr/2015guidancemanual.pdf>.

⁴ SCAQMD's 1993 Handbook can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

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CARB appreciates the opportunity to comment on the NOP for the Project and can provide assistance on zero-emission technologies and emission reduction strategies, as needed. Please include CARB on your State Clearinghouse list of selected State agencies that will receive the DEIR as part of the comment period. If you have questions, please contact Stanley Armstrong, Air Pollution Specialist, at (916) 440-8242 or via email at stanley.armstrong@arb.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Richard Boyd". The signature is written in a cursive, flowing style.

Richard Boyd, Chief
Risk Reduction Branch
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Attachment

cc: See next page.

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cc: State Clearinghouse
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ATTACHMENT A

Recommended Air Pollution Emission Reduction Measures for Warehouses and Distribution Centers

The California Air Resources Board (CARB) recommends developers and government planners use all existing and emerging zero to near-zero emission technologies during project construction and operation to minimize public exposure to air pollution. Below are some measures, currently recommended by CARB, specific to warehouse and distribution center projects. These recommendations are subject to change as new zero-emission technologies become available.

Recommended Construction Measures

1. Ensure the cleanest possible construction practices and equipment are used. This includes eliminating the idling of diesel-powered equipment and providing the necessary infrastructure (e.g., electrical hookups) to support zero and near-zero equipment and tools.
2. Implement, and plan accordingly for, the necessary infrastructure to support the zero and near-zero emission technology vehicles and equipment that will be operating on site. Necessary infrastructure may include the physical (e.g., needed footprint), energy, and fueling infrastructure for construction equipment, on-site vehicles and equipment, and medium-heavy and heavy-heavy duty trucks.
3. In construction contracts, include language that requires all off-road diesel-powered equipment used during construction to be equipped with Tier 4 or cleaner engines, except for specialized construction equipment in which Tier 4 engines are not available. In place of Tier 4 engines, off-road equipment can incorporate retrofits, such that, emission reductions achieved equal or exceed that of a Tier 4 engine.
4. In construction contracts, include language that requires all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used during project construction be battery powered.
5. In construction contracts, include language that requires all heavy-duty trucks entering the construction site, during the grading and building construction phases be model year 2014 or later. All heavy-duty haul trucks should also meet CARB's lowest optional low-oxides of nitrogen (NO_x) standard starting in the year 2022.¹

¹ In 2013, CARB adopted optional low-NO_x emission standards for on-road heavy-duty engines. CARB encourages engine manufacturers to introduce new technologies to reduce NO_x emissions below the current mandatory on-road heavy-duty diesel engine emission standards for model year 2010 and later. CARB's optional low-NO_x emission standard is available at: <https://www.arb.ca.gov/msprog/onroad/optionnox/optionnox.htm>.

6. In construction contracts, include language that requires all construction equipment and fleets to be in compliance with all current air quality regulations. CARB is available to assist in implementing this recommendation.

Recommended Operation Measures

1. Include contractual language in tenant lease agreements that requires tenants to use the cleanest technologies available, and to provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating on site.
2. Include contractual language in tenant lease agreements that requires all loading/unloading docks and trailer spaces be equipped with electrical hookups for trucks with transport refrigeration units (TRU) or auxiliary power units. This requirement will substantially decrease the amount of time that a TRU powered by a fossil-fueled internal combustion engine can operate at the project site. Use of zero-emission all-electric plug-in TRUs, hydrogen fuel cell transport refrigeration, and cryogenic transport refrigeration are encouraged and can also be included in lease agreements.²
3. Include contractual language in tenant lease agreements that requires all TRUs entering the project site be plug-in capable.
4. Include contractual language in tenant lease agreements that requires future tenants to exclusively use zero-emission light and medium-duty delivery trucks and vans.
5. Include contractual language in tenant lease agreements requiring all TRUs, trucks, and cars entering the Project site be zero-emission.
6. Include contractual language in tenant lease agreements that requires all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the project site to be zero-emission. This equipment is widely available.
7. Include contractual language in tenant lease agreements that requires all heavy-duty trucks entering or on the project site to be model year 2014 or later, expedite a transition to zero-emission vehicles, and be fully zero-emission beginning in 2030.

² CARB's Technology Assessment for Transport Refrigerators provides information on the current and projected development of TRUs, including current and anticipated costs. The assessment is available at: https://www.arb.ca.gov/msprog/tech/techreport/tru_07292015.pdf.

8. Include contractual language in tenant lease agreements that requires the tenant be in, and monitor compliance with, all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation,³ Periodic Smoke Inspection Program (PSIP),⁴ and the Statewide Truck and Bus Regulation.⁵
9. Include contractual language in tenant lease agreements restricting trucks and support equipment from idling longer than 5 minutes while on site.
10. Include contractual language in tenant lease agreements that limits on-site TRU diesel engine runtime to no longer than 15 minutes. If no cold storage operations are planned, include contractual language and permit conditions that prohibit cold storage operations unless a health risk assessment is conducted, and the health impacts fully mitigated.
11. Include rooftop solar panels for each proposed warehouse to the extent feasible, with a capacity that matches the maximum allowed for distributed solar connections to the grid.

³. In December 2008, CARB adopted a regulation to reduce greenhouse gas emissions by improving the fuel efficiency of heavy-duty tractors that pull 53-foot or longer box-type trailers. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation is available at: <https://www.arb.ca.gov/cc/hdghg/hdghg.htm>.

⁴. The PSIP program requires that diesel and bus fleet owners conduct annual smoke opacity inspections of their vehicles and repair those with excessive smoke emissions to ensure compliance. CARB's PSIP program is available at: <https://www.arb.ca.gov/enf/hdvp/hdvp.htm>.

⁵. The regulation requires that newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent. CARB's Statewide Truck and Bus Regulation is available at: <https://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>.